

ARTICLE 14-7 IND-1 DISTRICT-INDUSTRIAL

14-7-1	<u>Purpose</u>
14-7-2	<u>Use Regulations</u>
1-4-7-3	<u>Specific Requirements</u>

SECTION 14-7-1 PURPOSE

The principal purpose of this zoning district is to provide for light industrial uses in locations which are suitable and appropriate taking into considerations the land uses on adjacent or nearby properties, access to a major street or highway, rail service or other means of transportation, and the availability of public utilities. Principal uses permitted include warehousing, wholesaling, assembling and manufacturing or building materials, machinery and other commodities to provide employment.

SECTION 14-7-2 USE REGULATIONS

A. A building or premises shall be used only for the following purposes:

1. Assembly of electrical appliances, electronic instruments and devices, radios and -phonographs, including the manufacture of small parts only.
2. Construction equipment, limited to sales, service and rental.
3. Laboratories, experimental, photo or motion pictures, research or testing.
4. Laundry and dry cleaning plants, wholesale and retail.
5. Manufacture, compounding, processing, packaging or fabrication of goods done in connection with sale of goods on the premises, provided such activities do not give rise to dust, odor, noise, smoke, vibration, or intermittent light or glare objectionable beyond the zone.
6. Wholesale distributing houses and warehouses.
7. Warehouses and storage, contractors offices, lumberyards, building materials, repair shops and storage yards, including outdoor storage of equipment, provided that such storageyards shall be screened from view from any street or residential zoning district by a solid wall or fence not less than six (6) feet in height above grade, but not including the warehousing and storage of explosive material and junk
8. Signs are as permitted in Section 14-9 hereof.
9. Accessory building and uses customarily incidental to the above uses.

SECTION 14-7-3 SPECIFIC REQUIREMENTS

- A. Height: The height of buildings shall not exceed forty (40) feet or three (3) stories.
- B. Setbacks; Front shall be twenty feet (20¹), side shall be ten feet (10), and back shall be twenty feet (20).
- C. Minimum Lot Dimensions and Area;
 1. Each lot shall have a minimum width of eight,(80) feet.
 2. Each lot shall have a minimum area of no less than 10,000 square feet.

D. Parking; The parking regulations are as provided in Section 14-8-2 hereof.

E. Loading and Unloading: The loading and unloading regulations are as provided in

Section

14-8-4 hereof.

F. Any use, including incidental or accessory storage, not within a completely enclosed building, shall be screened from adjoining residential zoning districts by a solid fence or wall at least six (6) feet in height provided that no goods, materials, or objects shall be stacked higher than the fence or wall erected.

G. Any lighting shall be placed so as to reflect away from adjoining residential zoning districts.

