

Chapter 17 - I - INDUSTRIAL

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Sec. 17.1 *PURPOSE.*

This District permits most primary industrial uses. By providing a separate area for such uses, these essential facilities are kept from encroaching in areas or Districts where they would be incompatible.

Sec. 17.2 *PERMITTED USES.*

Land and/or buildings in this District may be used for the following purposes by right:

- (A) Compounding, processing, packaging, treating and assembling from previously prepared materials in the production of:
 - (1) Food products including meat, dairy, fruit, vegetable, seafood, grain, bakery, confectionery, beverage and kindred foods.
 - (2) Textile mill products including woven fabric, knit goods, dyeing, and finishing, floor coverings, yarn and thread and other textile goods.
 - (3) Apparel and other finished products made from fabrics, leather goods, fur, canvas, and similar materials.
 - (4) Lumber and wood products including millwork, prefabricated structural wood products and containers, not including logging camps or outdoor storage.
 - (5) Furniture and fixtures.
 - (6) Paperboard containers, building paper, building board, and bookbinding.
 - (7) Printing and publishing.
 - (8) Chemical products such as plastics, perfumes, synthetic fibers.
 - (9) Engineering, measuring, optic, medical, lenses, photographic, and similar instruments.
 - (10) Jewelry, silverware, toys, athletic, office and tobacco goods, musical instruments, signs and displays, lampshades, and similar products.
- (B) Wholesale establishments including automotive equipment, drugs, chemicals, dry goods, apparel, food, farm products, electrical goods, hardware, machinery, equipment, metals, paper products, and furnishings, and lumber and building products, not including outdoor storage.
- (C) Warehouses, cartage businesses.
- (D) Laboratories including experimental, film and testing.
- (E) Trade or industrial schools and veterinary hospitals or clinics.
- (F) Motor freight terminals and distribution centers including garaging and maintenance of equipment. Freight forwarding, packing, and crating services.

- (G) Central dry-cleaning plant.
- (H) Municipal buildings, public service buildings.
- (I) Electricity regulating substation, and pressure control station for gas, water and sewage.
- (J) Office buildings for any of the following: executive, administrative, professional, accounting, clerical or stenographic, and drafting.
- (K) Accessory buildings and uses customarily incidental of the above permitted uses as defined in Chapter II.

Sec. 17.3 USES REQUIRING SPECIAL LAND USE APPROVAL.

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (A) Waste treatment facilities.
- (B) Water supply and treatment facilities.
- (C) Waste disposal facilities, including incinerators and sanitary landfills.
- (D) Private non-commercial recreation.
- (E) Airports and Landing fields.
- (F) Vehicle repair establishments.
- (G) Restaurants or other eating or drinking establishments which provide food or drink on the premises, not including drive-in establishments.
- (H) Contractors yards, building materials storage.
- (I) Commercial soil removal.
- (J) Tool and die, metal working (but no metal stamping) and stone, clay, glass, concrete, brick, pottery, abrasives, tile and related products.
- (K) Outdoor storage in connection with any permitted use.
- (L) Heating and electric power generating plants.
- (M) Junk yards and salvage yards.
- (N) Retail sales (revised 7/25/95) (revised 1/14/08)
- (O) Commercial radio and television and wireless communication towers. (Revised November 1997).
- (P) Contractor/showroom (where, in general, the contractor installs the product)(revised 6-8-09)
- (Q) Health and physical fitness salons, indoor sports, gymnastics and dance studios. (revised 5/23/2011)
- (R) Mini-storage garages. (revised 8/22/2011)

Sec. 17.4 INDUSTRIAL PERFORMANCE STANDARDS.

All uses in the I District shall conform to the standards as specified in Chapter XXIII, where applicable.

Sec. 17.5. DISTRICT REGULATIONS.

As required in Chapter XXIV.

Sec. 17.6 SIGNS.

As provided in Chapter XXV.

Sec. 17.7 *OFF-STREET PARKING.*

Requirements for an allowed use shall be determined from the "Table of Off-Street Parking Requirements" in Chapter XXVI, Section 26.8.

Sec. 17.8 *OFF-STREET LOADING.*

As required in Chapter XXVI, Section 26.10.