

- c. Side, street: Twenty-five (25) feet.
- d. Rear: Ten (10) feet.

- 1. Except where the rear yard abuts and is used for access to a railroad siding: Zero feet.
- 2. Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: Fifty (50) feet.

- (2) Within one hundred (100) feet of any property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan, all activity and uses except storage of equipment and parking shall be conducted within completely enclosed structures.

(e) *Additional requirements.*

- (1) *General conditions.* All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-71 and Article IX.
- (2) *Standards for manufacturing uses.* All permitted manufacturing uses (classified as MG-20 through MG-39 of the Standard Industrial Classification Manual) shall conform to the following additional standards:
 - a. The manufacturing use shall be limited to the fabrication, manufacture, assembly or processing of materials which are, for the most part, already in processed form.
 - b. All activity and uses except storage, loading and unloading operations, and parking shall be conducted within completely enclosed structures.
 - c. Night operations, including loading and unloading, are prohibited within one hundred (100) feet of the property line of any residential zoning district or area which is shown for residential use on the future land use map of the comprehensive plan, unless conducted within a completely enclosed building which has no openings other than stationary windows or required fire exits

within the one-hundred-foot area. Night operations are those conducted between the hours of 9:00 p.m. and 6:00 a.m. This prohibition shall not apply to night watchmen or other security operations.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3835, § 1, 2-15-93; Ord. No. 3847, § 1, 3-15-93; Ord. No. 3950, § 1, 1-24-94; Ord. No. 3963, § 10, 3-14-94)

Sec. 30-70. General industrial district (I-2).

(a) *Purpose.* The I-2 district is established for the purpose of providing areas in appropriate locations where various heavy and extensive industrial operations can be conducted without creating hazards or property devaluation to surrounding land uses. It is generally inappropriate to locate this district adjacent to residential zoning districts or most arterial streets.

(b) *Objectives.* The provisions of this district are intended to:

- (1) Accommodate enterprises with functions requiring access to transportation services by providing them with locations that are in close proximity to necessary transportation facilities such as major thoroughfares, railroads or air terminals for the reception and eventual distribution of their goods or services;
- (2) Promote, through development plan approval, the most efficient use of the land used for such development, as well as a harmonious relationship between such development and the land;
- (3) Require appropriate buffering or screening around such development, to maintain its compatibility with surrounding land uses;
- (4) Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development; and
- (5) Provide policies which will require such development to occur where public facilities and services are existing or are within plans for improvement.

(c) *Permitted uses.*(1) *Uses by right.*

- a. Manufacturing (Div. D).
- b. Construction (Div. C).
- c. Transportation, communications, electric, gas and sanitary services (Div. E).
- d. Wholesale trade (Div. F), excluding junkyards and salvage yards.
- e. Building materials, hardware, garden supply and mobile home dealers (MG-52).
- f. Fuel dealers (GN-598).
- g. Business services (MG-73).
- h. Automotive repair, services and parking (MG-75).
- i. Miscellaneous repair services (MG-76).
- j. Reserved.
- k. Landscape and horticultural services (GN-078).
- l. Eating places.
- m. Personal services (MG-72).
- n. Outdoor storage.
- o. Veterinary services (GN-074), in accordance with the conditions and requirements of Article VI.
- p. Animal services, except veterinary (GN-075).
- q. Nonstore retailers (GN-596).
- r. Public service vehicles in accordance with the conditions and requirements of Article VI.
- s. Farm labor and management services (GN-076).
- t. Carwashes (IN-7542).
- u. Membership sports and recreation clubs (IN-7997).
- v. Amusement and recreation services, not elsewhere classified (IN-7999), excluding go-cart raceway operations and go-cart rentals.
- w. Noncommercial research organizations (IN-8733).
- x. Engineering, architectural and surveying services (IN-871).
- y. Any accessory use incidental to a permitted principal use.
- z. Legal services (MG-81).
- aa. Motion picture production and allied services (GN-781); motion picture distribution and allied services (GN-782).

- bb. Bowling centers and billiard and pool establishments (GN-793).
- cc. Recycling centers, in accordance with Article VI.
- dd. Research, development and testing service (GN-873).

(2) *Uses by special use permit.* Uses by special use permit, provided the requirements and conditions of Article VI are met:

- a. Transmitter towers.
- b. Junkyards and salvage yards.
- c. Gasoline service stations (GN-554).
- d. Go-cart raceway operations and go-cart rentals.
- e. Alcoholic beverage establishments.
- f. Mining and quarrying of nonmetallic minerals, except fuels (MG-14).

(d) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:

(1) Minimum yard setbacks:

- a. Front: Twenty-five (25) feet.
- b. Side, interior: Twenty (20) feet.
 - 1. Except where the side yard abuts and is used for access to a railroad siding: Zero feet.
 - 2. Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: Fifty (50) feet.
- c. Side, street: Twenty-five (25) feet.
- d. Rear: Ten (10) feet.
 - 1. Except where the rear yard abuts and is used for access to a railroad siding: Zero feet.
 - 2. Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: Fifty (50) feet.

(2) Within one hundred (100) feet of any property which is in a residential district or

which is shown for residential use on the future land use map of the comprehensive plan, all activity and uses except storage of equipment and parking shall be conducted within completely enclosed structures.

(e) *General requirements.* All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-71 and Article IX. (Ord. No. 3777, § 1, 6-10-92; Ord. No. 3963, § 11, 3-14-94)

Sec. 30-71. General provisions for industrial districts.

(a) *Development plan approval.* Prior to the issuance of a building permit for development in any industrial district, development plan approval, in accordance with the provisions of Article VII, is required.

(b) *Access to industrial uses.* Where a parcel of property used for nonresidential use in any industrial district abuts more than one street, access from either street to such property will be permitted only if no property in any RSF-1, RSF-2, RSF-3, RSF-4 or RC district or shown for single-family residential use on the future land use map of the comprehensive plan lies immediately across such street from such industrial-zoned property; provided, however, access may be permitted from any collector or arterial as shown in the comprehensive plan; and provided, further, that one point of access shall be permitted in any case, notwithstanding other provisions of this subsection.

(c) *Parking.* In order to receive and maintain a valid certificate of occupancy within all industrial districts, the parking requirements shall be complied with as set forth in Article IX.

(d) *Landscaping.* In order to receive and maintain a valid certificate of occupancy within all industrial districts, the landscaping requirements shall be complied with as set forth in Article VIII.

(e) *Signs.* In order to receive and maintain a valid certificate of occupancy within all industrial districts, the sign requirements shall be complied with as set forth in Article IX.

(f) *Flood control.* Prior to the issuance of a building permit in any industrial district, the provisions of the flood control district, Article VIII, shall be complied with where applicable. (Ord. No. 3777, § 1, 6-10-92; Ord. No. 3963, § 12, 3-14-94)

DIVISION 6. SPECIAL USE DISTRICTS

Sec. 30-72. Agriculture district (AGR).

(a) *Purpose.* The AGR district is established for the purpose of providing for a diversity of agricultural activities, including limited processing and sale of agricultural products raised on the premises and including some agricultural activities which may be objectionable if conducted in close proximity to residential developments.

(b) *Objectives.* The provisions of this district are intended to:

- (1) Protect watersheds, wilderness and scenic areas and conserve wildlife, as well as preserve open space;
- (2) Promote forestry, the growing of crops and grazing;
- (3) Provide for spacious developments; and
- (4) Encourage the orderly expansion of urban development.

(c) *Permitted uses.*

- (1) *Uses by right.*
 - a. Single-family dwellings, one unit per five acres.
 - b. Agricultural, forestry and fishing uses (Div. A).
 - c. Membership sports and recreation clubs (IN-7997), except shooting and gun clubs.
 - d. The sale of agricultural products and commodities which are raised exclusively on the premises, including retail roadside sales of such products and commodities. (Temporary structures, defined as those structures in place for no more than two months within any six-month period are per-

mitted within the required front yard setback when used in conjunction with such retail roadside sales.)

- e. Golf driving ranges without night lighting.
- f. Public parks, playgrounds and recreation facilities.
- g. Public golf courses without night lighting (IN-7992).
- h. Tobacco stemming and redrying (GN-214).
- i. Any accessory use customarily incidental to any permitted principal use.
- j. Reserved.
- k. Community residential homes in accordance with Article VI.

(2) *Uses by special use permit.* Uses by special use permit, provided the conditions and requirements of Article VI are met:

- a. Transmitter towers.
- b. Funeral service and crematories (GN-726).
- c. Places of religious assembly.
- d. Outdoor gun club in accordance with conditions below (IN-7997).

(d) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:

- (1) Minimum lot area: Five acres.
- (2) Minimum lot width at minimum front yard setback: 300 feet.
- (3) Minimum lot depth: 300 feet.
- (4) Minimum yard setbacks:
 - a. Front: 50 feet.
 - b. Side, each: 25 feet.
 - c. Rear:
 - 1. Principal buildings: 50 feet.
 - 2. Accessory buildings: 25 feet.

(5) Maximum building height:

- a. Principal buildings: 35 feet.
- b. Accessory buildings: 25 feet.

(6) Maximum lot coverage: 20 percent.

(7) Supplemental dimensional requirements:

- a. Any hog raising operation shall be located at least 200 feet from any lot line.
- b. Buildings for commercial poultry raising shall be located at least 200 feet from any lot line.
- c. Dog kennels, including any open pens, runs or cages, shall be located at least 200 feet from any lot line.
- d. Stables shall be located at least 200 feet from any lot line.

(e) *Additional requirements.*

(1) *General conditions.* All structures and uses within this district shall also comply with the applicable requirements and conditions of Article IX.

(2) *Parking.* In order to receive and maintain a valid certificate of occupancy within the agriculture district, the parking requirements shall be complied with as set forth in Article IX.

(3) *Landscaping.* In order to receive and maintain a valid certificate of occupancy within the agriculture district, the landscaping requirements shall be complied with as set forth in Article IX.

(4) *Signs.* In order to receive and maintain a valid certificate of occupancy within the agriculture district, the signs requirements shall be complied with as set forth in Article IX.

(5) *Flood control.* Prior to the issuance of a building permit in any agriculture district, the provisions of the flood control district, Article VIII, shall be complied with where applicable.

(f) *Additional conditions for outdoor gun club.* In addition to all other requirements, an outdoor gun club must comply with the following. Failure

district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet.

- c. Side, street: 25 feet.
- d. Rear: Ten feet, except:
 - 1. Where the rear yard abuts and is used for access to a railroad siding: Zero feet.
 - 2. Where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet.
- (2) Within 100 feet of any property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan, all activity and uses except storage of equipment and parking shall be conducted within completely enclosed structures.
- (3) Residential development must conform to the requirements of the RMF-6, RMF-7 or RMF-8 zoning districts. If W zoning abuts a single-family residential zoning district, the residential development must be limited to RMF-6 within 100 feet of the boundary line between the two districts. The multifamily development must provide bufferyards meeting the requirements for single-family adjacency and must provide parking in accordance with multifamily development.
- (4) Compound uses shall require a minimum lot of 4,300 square feet and a minimum lot width of 50 feet. Compound uses shall meet the nonresidential parking requirements for the use anticipated, plus a driveway for a single dwelling, or one space for each bedroom of multifamily dwellings.

(e) *General requirements.* All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-71 and article IX.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3963, § 9, 3-14-94; Ord. No. 960431, § 1, 12-9-96; Ord. No. 960694, § 1, 2-24-97; Ord. No. 980105, §§ 1-3, 8-24-98)

Sec. 30-69. Limited industrial district (I-1).

(a) *Purpose.* The I-1 district is established for the purpose of providing sufficient space in appropriate locations physically suitable for the development of certain types of retail-commercial sales and services, as well as research operations, wholesale or storage distribution concerns, and enterprises engaged in light manufacturing, processing or fabrication of products and machinery. This district contains those industries which generally are not objectionable because of noise, heavy truck traffic or fumes, or which generate nuisances which may be mitigated adequately by performance standards. In many instances, this district serves as a transition zone between intensive industrial activities and uses that are relatively sensitive to nuisance, such as residential and commercial areas and arterial streets.

(b) *Objectives.* The provisions of this district are intended to:

- (1) Accommodate enterprises with functions requiring access to transportation services by providing them with locations that are in close proximity to necessary transportation facilities such as major thoroughfares, railroads or air terminals for the reception and eventual distribution of their goods or services;
- (2) Promote, through development plan approval, the most efficient use of the land used for such development, as well as a harmonious relationship between such development and the land;

- (3) Require appropriate buffering or screening around such development, to maintain its compatibility with surrounding land uses;
 - (4) Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development; and
 - (5) Require such development to occur where public facilities and services are existing or are within plans for improvement.
- (c) *Permitted uses.*
- (1) *Uses by right.*
- a. Wholesale trade (Div. F), excluding the following: scrap and waste materials (IN-5093); construction and mining machinery and equipment (IN-5082); transportation equipment and supplies, except motor vehicles (IN-5088); and petroleum and petroleum products (GN-517).
 - b. Lumber and other building material dealers (GN-521).
 - c. Construction (Div. C), excluding heavy construction other than building construction contractors (MG-16).
 - d. Printing, publishing and allied industries (MG-27).
 - e. Railroad transportation (MG-40).
 - f. Local and suburban transit and inter-urban highway passenger transportation (MG-41).
 - g. Motor freight transportation and warehousing (MG-42).
 - h. U.S. Postal Service (MG-43).
 - i. Transportation services (MG-47).
 - j. Business services (MG-73).
 - k. Miscellaneous manufacturing industries (MG-39).
 - l. Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks (MG-38).
 - m. Communications (MG-48).
 - n. Food and kindred products (MG-20).
 - o. Textile mill products (MG-22).
 - p. Wood containers (GN-244).
 - q. Apparel and other finished products made from fabrics and similar materials (MG-23).
 - r. Eating places.
 - s. Personal services (MG-72).
 - t. Automotive repair, services and parking (MG-75).
 - u. Miscellaneous repair services (MG-76).
 - v. Outdoor storage in accordance with Article VI.
 - w. Nonstore retailers (GN-596).
 - x. Public service vehicles, in accordance with the conditions and requirements of Article VI.
 - y. Gasoline service stations (GN-554), in accordance with the conditions and requirements of Article VI.
 - z. Landscape and horticultural services (GN-078).
 - aa. Veterinary services (GN-074), in accordance with the conditions and requirements of Article VI.
 - bb. Animal specialty services (IN-0752).
 - cc. Farm labor and management services (GN-076).
 - dd. Building materials, hardware, garden and mobile home dealers (MG-52).
 - ee. Reserved.
 - ff. Reserved.
 - gg. Auto and home supply stores (GN-553).
 - hh. Boat dealers (GN-555).
 - ii. Motorcycle dealers (GN-557).
 - jj. Automotive dealers, not elsewhere classified (e.g., aircraft, go-carts) (GN-559).
 - kk. Fuel dealers (GN-598).
 - ll. Carwashes (IN-7542), in accordance with Article VI.
 - mm. Membership sports and recreation clubs (IN-7997).
 - nn. Amusement and recreation services, not elsewhere classified (IN-7999), excluding go-cart raceway operations and go-cart rental (see special use permit).
 - oo. Engineering, architectural and surveying services (GN-871).
 - pp. Noncommercial research organizations (IN-8733).
 - qq. Home furniture, furnishings and equipment stores (MG-57).
 - rr. Any accessory use incidental to any permitted principal use.

- ss. Miscellaneous wood products (GN-249).
- tt. Accounting, auditing and bookkeeping services (GN-872).
- uu. Bowling centers (GN-793).
- vv. Furniture and fixtures (MG-25).
- ww. Converted paper and paperboard products, except containers and boxes (GN-267).
- xx. Paperboard containers and boxes (GN-265).
- yy. Drugs (GN-283).
- zz. Soap, detergents and cleaning preparations, perfumes, cosmetics and other toilet preparations (GN-284).
- aaa. Leather and leather products (MG-31).
- bbb. Glass products, made of purchased glass (GN-323).
- ccc. Cut stone and stone products (GN-328).
- ddd. Sheetmetal work (IN-3444).
- eee. Farm and garden machinery and equipment (MG-352).
- fff. Electronic and other electrical equipment and components, except computer equipment (MG-36).
- ggg. Meat and fish (seafood) markets, including freezer provisioners (GN-542).
- hhh. Fruit and vegetable markets (GN-543).
- iii. Job training and vocational rehabilitation services (GN-833).
- jjj. Millwork, veneer, plywood and structural wood members (GN-243).
- kkk. Used merchandise stores (GN-593), only within enclosed buildings.
- lll. Ice dealers.
- mmm. Facilities on premises for security personnel.
- nnn. Motor vehicle dealers (new and used) (IN-5511).
- ooo. Research, development and testing services (GN-873).
- ppp. Air courier services (IN-4513).
- qqq. Corporate offices.

(2) *Uses by special use permit.* Uses by special use permit, provided the requirements and conditions of Article VI are met:

- a. Transmitter towers.
- b. Sale of used rental vehicles as an accessory use to automotive rental and leasing, without drivers (GN-751), with

the following conditions and limitations:

1. *Permits.* It shall be unlawful to conduct such sale without first obtaining a permit from the building official indicating compliance with the provisions of this section.
 2. *Sales.* Only two (2) sales are permitted in any three-hundred-sixty-five-day period, and each such sale may not extend beyond seven (7) consecutive days.
 3. *Motor vehicles.* Only motor vehicles owned by the person or entity actually operating the principal use, and leased from the subject location, may be offered for sale.
 4. *Signs.* No signs or street graphics are permitted which indicate that motor vehicles are offered for sale with the exception of signs affixed to the motor vehicles which shall not exceed one (1) sign per vehicle and one (1) square foot in area.
- c. Alcoholic beverage establishments.
 - d. Wholesale trade: petroleum and petroleum products (GN-517).
 - e. Recycling centers.
 - f. Hazardous materials recycling.
 - g. Go-cart raceway operations and go-cart rentals.
 - h. Rehabilitation centers.

(d) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:

(1) Minimum yard setbacks:

- a. Front: Twenty-five (25) feet.
 - b. Side, interior: Ten (10) feet.
1. Except where the side yard abuts and is used for access to a railroad siding: Zero feet.
 2. Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: Fifty (50) feet.

- c. Side, street: Twenty-five (25) feet.
- d. Rear: Ten (10) feet.
 - 1. Except where the rear yard abuts and is used for access to a railroad siding: Zero feet.
 - 2. Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: Fifty (50) feet.
- (2) Within one hundred (100) feet of any property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan, all activity and uses except storage of equipment and parking shall be conducted within completely enclosed structures.
- (e) *Additional requirements.*
 - (1) *General conditions.* All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-71 and Article IX.
 - (2) *Standards for manufacturing uses.* All permitted manufacturing uses (classified as MG-20 through MG-39 of the Standard Industrial Classification Manual) shall conform to the following additional standards:
 - a. The manufacturing use shall be limited to the fabrication, manufacture, assembly or processing of materials which are, for the most part, already in processed form.
 - b. All activity and uses except storage, loading and unloading operations, and parking shall be conducted within completely enclosed structures.
 - c. Night operations, including loading and unloading, are prohibited within one hundred (100) feet of the property line of any residential zoning district or area which is shown for residential use on the future land use map of the comprehensive plan, unless conducted within a completely enclosed building which has no openings other than stationary windows or required fire exits

within the one-hundred-foot area. Night operations are those conducted between the hours of 9:00 p.m. and 6:00 a.m. This prohibition shall not apply to night watchmen or other security operations.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3835, § 1, 2-15-93; Ord. No. 3847, § 1, 3-15-93; Ord. No. 3950, § 1, 1-24-94; Ord. No. 3963, § 10, 3-14-94)

Sec. 30-70. General industrial district (I-2).

(a) *Purpose.* The I-2 district is established for the purpose of providing areas in appropriate locations where various heavy and extensive industrial operations can be conducted without creating hazards or property devaluation to surrounding land uses. It is generally inappropriate to locate this district adjacent to residential zoning districts or most arterial streets.

(b) *Objectives.* The provisions of this district are intended to:

- (1) Accommodate enterprises with functions requiring access to transportation services by providing them with locations that are in close proximity to necessary transportation facilities such as major thoroughfares, railroads or air terminals for the reception and eventual distribution of their goods or services;
- (2) Promote, through development plan approval, the most efficient use of the land used for such development, as well as a harmonious relationship between such development and the land;
- (3) Require appropriate buffering or screening around such development, to maintain its compatibility with surrounding land uses;
- (4) Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development; and
- (5) Provide policies which will require such development to occur where public facilities and services are existing or are within plans for improvement.