SECTION 344 - (LI) LIMITED INDUSTRIAL DISTRICT REGULATIONS

344.02 **- PERMITTED USE** - The following uses shall be permitted in the LIMITED INDUSTRIAL DISTRICT.

344.21 - Restricted Industrial Districts - Any PERMITTED USE of the RESTRICTED INDUSTRIAL DISTRICT shall be permitted in the LIMITED INDUSTRIAL DISTRICT.

344.22 - Manufacturing

15 Building Construction; General contractors and Operative Builders
16 Heavy Construction Contractors
17 Special Trade Contractors, except demolition landfills

2013 Sausages and Other Prepared Meat Products
202 Dairy Products
204 Grain Mill Products
208 Beverage Industries
22 Textile Products
24 Lumber and Wood Products
25 Furniture and fixtures
264 Converted Paper and Paperboard Products, except Containers and Boxes
265 Paperboard Containers and Boxes
267 Misc. corrugated paper products

313 Boot and Shoe Cut Stock and Findings
319 Leather Goods, not elsewhere classified
326 Pottery and related products
328 Cut Stone
336 Nonferrous Foundries
3444 Sheet Metal Work
3591 Machine Shops, Jobbing and Repair
363 Household Appliances
364 Electric Lighting and Wiring Equipment
365 Household audio and video equipment
369 Miscellaneous Electrical Machinery, Equipment and Supplies
37 Transportation Equipment
393 Musical Instruments and Parts
394 Toys, Amusements, Sporting and Athletic Goods
395 Pens, Pencils and Other Office and Artists'Materials
396 Costume Jewelry, Costume Novelties, Button and Miscellaneous Notions, except Precious Metal
398 Miscellaneous Manufacturing Industries
399 Manufacturing Industries, not elsewhere classified

40 Railroads
41 Local and interurban transit
42 Trucking and Warehousing
43 US Postal Service
45 Transportation by air
46 Pipelines, except natural gas
47 Transportation Services
49 Electric, Gas and Sanitary services, except sanitary landfills and waste disposal sites, which require Exceptional Use zoning

50 Wholesale Trade, durable goods
51 Wholesale trade, non-durable goods
598 Fuel dealers

344.03 - Other Permitted uses

344.32 - Commercial Establishments - Commercial establishments normally associated with and intended to serve the industrial establishments of their employees.

581 Eating and Drinking Places

602 Commercial and Stock Savings Banks
612 Savings and Loan Associations
614 Personal Credit Institutions
615 Business Credit Institutions

801 Offices of Physicians and Surgeons
802 Offices of Dentists and Dental Surgeons
803 Offices of Osteopathic Physicians
807 Medical and Allied Services
891 Engineering and Architectural Services
893 Accounting, Auditing, and Bookkeeping Services

9999 Adult entertainment, according to the standards of 328.02.

344.33 - Administrative Offices - Administrative offices primarily engaged in general administrative supervision, purchasing, accounting and other management functions.

344.34 - Personal and Consumer Services - Personal services generally involving the care and maintenance of tangible property or the provision of intangible services for personal consumption intended to serve the industrial establishments or their employees.

Personal

723 Beauty Shops
724 Barber Shops

725 Shoe Repair Shops, Shoe Shine Parlors, and Hat Cleaning Shops
727 Pressing, Alterations and Garment Repair
729 Miscellaneous Personal Services

Business

731 Advertising
732 Consumer Credit Reporting Agencies, Mercantile Reporting Agencies, and Adjustment and Collecting Agencies
733 Duplicating, Addressing, Blueprinting, Photocopying, Mailing, Mailing List, and Stenographic Services
736 Private Employment Agencies
739 Business Services, not elsewhere classified (except 7391, Research, Development, and Testing Laboratories)

344.04 **- DEVELOPMENT STANDARDS** - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the LIMITED INDUSTRIAL DISTRICT.

344.41 - Minimum Lot Size

a.) There is no minimum lot size if public water and sanitary sewer are provided. If they are not provided, minimum lot size shall be forty thousand (40,000) square feet, or larger according to the requirements for on-site wastewater treatment systems.

b.) Lot size shall be adequate to provide the yard space required by these DEVELOPMENT STANDARDS and the following provisions:

1.) Enclosure- a use allowed in this district shall entirely enclose its primary operation within a structure. Walls or fences shall screen open storage and service areas and loading docks at least six (6) feet but not more than twelve (12) feet in height. These walls or fences shall have an opaqueness of eighty percent (80%) or more, so as to effectively conceal production, storage, service, and loading operations from adjoining streets and from a Residential Zoning District or a Planned Development District as listed in SECTION 201, ARTICLE II.

2) PERMITTED USES of this district may be developed in accordance with the DEVELOPMENT STANDARDS of SECTION 342, RESTRICTED INDUSTRIAL DISTRICT.

344.42 - Minimum Lot Width - All lots shall have adequate lot width to provide the yard space required by these DEVELOPMENT STANDARDS. All lots must have at least one hundred (100) feet of frontage on either an accepted public street, or fifty (50) feet of frontage on approved private Industrial Street.

344.43 - Minimum Side Yards - (For main and accessory structures, parking and open storage, service and loading areas):

a.) One-third (1/3) the sum of the height and length of the wall most parallel to the interior lot line, or fifteen (15) feet, whichever is greater.

b.) Where fireproof industrial buildings abut, no side yard is required.

c.) When abutting a residential or planned district, one-third (1/3) the sum of the height and length of the wall most parallel to the exterior lot line abutting a residential or planned district, or fifty (50) feet, whichever is greater.

344.44 - Rear Yards shall be provided as follows: (For main and accessory structures)

a.) Abutting commercial or industrial lots: One-third (1/3) the sum of the height and length of the wall most nearly parallel to the rear lot line, or fifteen (15) feet, whichever is less.

b.) Abutting Residential or Planned Districts: One-third (1/3) the sum of the height and length of the wall most nearly parallel to the rear lot line, or fifty (50) feet, whichever is greater.

344.45 - Maximum Height – One hundred (100) feet. Chimneys, spires, and appurtenant structures to the principal use may be up to one hundred fifty (150) feet. Communications antennae are exempt from zoning height restrictions, but must comply with Federal Communications and Federal Aviation Requirements.

344.46 - Front Green Belt - A landscaped area of at least twenty (20) feet in width shall be provided between the existing street right of way line and any structure or paved areas. Green belts shall supersede any parking lot encroachment into setbacks permitted in Section 504.12; the greenbelt shall be provided.

344.47 - Front Yard Setback - Structures shall setback from the road:

a.) Fronting on public streets: All buildings shall be set back a distance of not less than twenty (20) feet measured from the edge of the public right of way. No building shall be erected, reconstructed, or altered nearer to the street line or lines than the average setback observed by the industrial buildings on the same side of the street or streets within the same block.

b.) Fronting on private industrial streets: All buildings shall be set back a distance of not less than thirty (30) feet measured from the centerline of the street.

344.48 - Minimum Landscaped Open Space – Twenty percent (20%) of the lot area must be landscaped open space for industrial lots of ten (10) acres or less. For industrial lots of greater than ten (10) acres, so long as required perimeter greenbelts and yard setbacks to adjacent non industrial uses are provided, overall green space may be reduced to ten percent (10%) of the gross site area.