

Chapter 14

I-1 RESTRICTED INDUSTRIAL DISTRICT

10-14-1: USES:

- A. In the restricted industrial district, no building or premises shall be used and no building shall hereafter be erected, converted in use, enlarged, moved or structurally altered unless otherwise provided in this title, except for one or more of the following uses:

Any use permitted in the commercial district, conditionally or unconditionally, including any residential uses and educational, religious, charitable or medical institutions constructed, under construction or for which a valid building permit has been issued on or before the effective date of this title; provided that after such date no new residential uses or educational, religious, charitable or medical institutions shall be permitted.

Airports.

Contractor's storage yard.

Enameling and painting shops, provided that all painting, cleaning and related operations shall be conducted within a building.

Food locker plants.

Laboratories.

Machine shops and sheet metal products manufacture, provided that no stamp or punch presses exceeding twenty (20) tons' capacity, or forge or drop hammers shall be located within two hundred feet (200') of the boundary of any residential district.

Manufacture and assembly of home and office appliances and supplies, sporting goods and supplies.

Manufacture and bottling of nonalcoholic beverages.

Manufacture of electrical and electronic appliances and devices.

Manufacture of jewelry, toys and novelties.

Manufacture of products from textiles, furs, glass, leather, plaster, paper, plastics, rubber and wood, not including planing mills or the manufacture of paper, pulp, plastics or leather or the tanning of hides.

Processing, packing and manufacture of confections, cosmetics, food and pharmaceuticals, except meat and meat products, fish and fish products, sauerkraut and cabbage byproducts and

the vining of peas.

Storage or warehousing of materials or products, provided that all such storage or warehousing shall be within a fully enclosed building or inside a screening wall forming a complete opaque screen not less than six feet (6') in height; and provided further that no materials or products shall be stacked or piled so as to exceed the height of such screening wall. The materials used for the screening wall may be an earthen berm and/or plants and/or solid fencing. No woven metal or chainlink fence shall be used for such screening.

Uses customarily incidental to the foregoing uses and accessory buildings and structures. (1975 Code Ch. 18 § XIII; amd. Ord. 2009-01, 2-16-2009)

B. The following uses are strictly prohibited whether or not they are located in a fully enclosed building:

Ammunition manufacture, storage or warehousing.

Automobile wrecking yard.

Explosives manufacture, storage or warehousing.

Fireworks manufacture, storage or warehousing.

Inflammable gases or liquids manufacture, storage or warehousing (except in conjunction with the operation of an airport).

Junkyard. (Ord. 2009-01, 2-16-2009)

10-14-2: HEIGHT, YARDS, AREA AND OTHER REQUIREMENTS:

In the restricted industrial district, the height of buildings, minimum dimensions of yards, minimum lot area, vision clearance, off street parking and other requirements shall be as follows for all buildings hereafter erected, converted in used, enlarged, moved or structurally altered:

A. Height: Forty five feet (45') or three (3) stories, whichever is least.

B. Front Yard Setback: There shall be a front yard setback of fifty feet (50').

C. Side Yard Setback: There shall be a side yard setback of ten feet (10'); except that on any corner lot, the setback on the street side yard of the corner lot shall be twenty five feet (25').

Notwithstanding the above, if the side yard directly abuts any residential district, the side yard setback shall be twenty five feet (25'); provided, however, if the boundary line is a public street or public alley, the side yard shall not be deemed to directly abut the residential district.

D. Rear Yard Setback: There shall be a rear yard setback of twenty five feet (25'). Loading platforms may be established in such rear yard where it abuts on a railroad.

E. Lot Area: Same as provided in section [14-4-7](#) of this code.

F. Vision Clearance: Same as provided in subsection [10-4-5G](#) of this title.

G. Off Street Parking: Same as provided in section [10-4-7](#) of this title. (Ord. 2008-05, 5-19-2008)