

ARTICLE 13

GENERAL INDUSTRIAL DISTRICT (GI-1)

Sec. 13-1. PURPOSE

The intent of this district is to provide sufficient space in appropriate locations physically suitable for the development of certain types of retail-commercial sales and services, research operations, and wholesale and storage distribution concerns and enterprises engaged in general manufacturing, processing, and/or fabrication of products and machinery. The provisions of this district are intended to accommodate enterprise with functions requiring access to transportation services by providing them with locations that are in close proximity to major transportation facilities for the reception and eventual distribution of their goods and/or services; to require appropriate buffering around such development either through natural features or landscaping in an attempt to maintain its compatibility with surrounding land uses; to provide for the most efficient and economic use of land through the careful design and consideration of the proper functional relationship among uses permitted; and to provide policies which will require such development to occur where public facilities and services are existing or within plans for improvement.

Sec. 13-2. PERMITTED USES

1. Uses permitted by right.

a. Research activities:

- 1) Industrial research laboratories;

- 2) Medical research laboratories;
 - 3) General science research laboratories.
- b. Retail-commercial sales and services:
- 1) Lumber and building materials;
 - 2) Contractor shops and yards;
 - 3) Vehicular and equipment sales and services;
 - 4) Vehicular and equipment rentals and/or storage services;
 - 5) Gasoline service stations and car washers (See Section 14-7).
- c. Primary industrial activities:
- 1) Bus, cab, truck, and railroad terminals, including the storage and maintenance of such vehicles;
 - 2) Pipeline and petroleum transporting enterprises;
 - 3) Warehousing and wholesaling concerns;
 - 4) Manufacturing and repairing of electronic or neon signs, light sheet metal products, including heating, ventilating and air conditioning equipment, cornices, eaves, and the like;
 - 5) Light manufacturing, assembling, processing and packaging plants;
 - 6) Asphalt and concrete products or central mixing and proportioning plants;
 - 7) Flour, feed, and grain packaging, blending and storage;
 - 8) Fertilizer, organic or non organic;
 - 9) Petroleum storage, combined total capacity of all tanks not exceeding 150,000 gallons;
 - 10) Glass manufacturing and products.

- d. Secondary industrial service activities:
 - 1) Photographic processing or blueprinting;
 - 2) Dry cleaning, dyeing and laundry plants;
 - 3) Printing, book binding, lithograph, and publishing plants;
 - 4) Moving and storage, enclosed;
 - 5) Business offices, accessory to the primary industrial activity;
 - 6) Food storage lockers, including cold storage;
 - 7) Well drilling agencies, soil survey agencies;
 - 8) Construction operations and storage yard;
 - 9) Brick, firebrick, and clay products;
 - 10) Wallboard and plaster, building, insulation, and composition flooring operations.
- e. Agricultural and forestry activities;
- f. Governmental buildings and services;
- g. Veterinary hospitals and clinics (See Section 14-13).

2. Accessory structures permitted.

- a. Storage facilities for goods used in or produced by permitted retail-commercial and industrial uses or related activities;
- b. Caretakers residence, accessory to a primary industrial activity.

3. Uses permitted by special exception.

- a. Public and private utility services (See Section 14-12);
- b. Junkyards and salvage yards (See Section 14-9).

Sec. 13-3. DIMENSIONAL REQUIREMENTS

All principal and accessory structures shall be located and constructed in accordance with Section 13-4 where it applies, as well as to the following requirements:

1. Research activities; retail-commercial sales and services; primary industrial activities; secondary industrial activities.

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| a. Minimum lot area | No limitations |
| b. Minimum yard setbacks | |
| 1) Front | 25 feet |
| 2) Side, street | 25 feet |
| 3) Side, interior | 20 feet |
| (a) Except where the side yard abuts
and is used for access to a rail-
road siding; | 0 feet |
| (b) Except where the side yard abuts
a residential district | 50 feet |
| 4) Rear | 10 feet |
| (a) Except where the rear yard abuts
and is used for access to a rail-
road siding; | 0 feet |
| (b) Except where the rear yard abuts
a residential district. | 50 feet |
| c. Maximum building height of principal
structure | 35 feet |
| d. Maximum lot coverage | No limitations |

2. Accessory structures.

No accessory structure, excluding fences or walls, shall be closer to any property line than the required setbacks or exceed the maximum building height of the principal structure.

3. Additional requirements.

a. Enclosed operations. All manufacturing, assembling or processing located within one hundred (100) feet of any residential district of any kind except for storage and offstreet parking and loading shall be conducted within completely enclosed structures.

b. Outdoor storage. No outdoor storage of materials or products shall be permitted in any of the required yard setback areas.

Sect. 13-4. SPECIAL REGULATIONS

In addition to Section 13-3, Dimensional Requirements, the following regulations shall apply where required:

1. Access (See Section 15-2);
2. Flood hazard areas (See Section 15-6);
3. Nonconforming uses (See Section 15-10);
4. Off-street parking and loading facilities (See Section 15-11);
5. Site plan approval process (See Article 16).