

ZONING ORDINANCE DISTRICT DESCRIPTIONS

SECTION 11- II INTENSIVE INDUSTRIAL DISTRICT

A. Purpose of District

This district is designed to serve the wide range of zone needs for manufacturing and industrial activities, subject to compliance with performance standards. Obnoxious and offensive uses which may create detrimental effects on the environment are subject to special quasijudicial review before they can be established and during the life of their operations.

B. Principal Uses

In this district no building or land shall be used and no building shall be hereafter erected, reconstructed or structurally altered or enlarged except for one or more of the following principal uses.

1. Any manufacturing, research, wholesale, storage or distribution use not listed in a subsequently described district in the Working Area Zones provided that such uses shall be contained within an enclosed building.
2. Automobile salvage and wrecking operations, and industrial metal and waste rags, glass, paper salvage, provided that all operations shall be completely enclosed by a solid fence or wall not less than seven (7) feet high and provided that materials shall be stacked no higher than one (1) foot above the top of the fence or wall.
3. Brick, ceramic and concrete masonry products manufacturing.
4. Concrete batching plants for Portland cement and asphaltic concrete.
5. Cotton ginning.
6. Governmental uses.
7. Grain and feed milling.
8. Public utility uses.
9. Railroad yards and terminal uses.
10. Sand and gravel processing and storage.

C. Accessory Uses

Any use may be established as an accessory use to any permitted principal use provided that such accessory use:

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- (a) Is customarily incident to and is maintained and operated as a part of the principal use; and
- (b) Is not hazardous to and does not impair the use or enjoyment of nearby property in greater degree than the principal use with which it is associated; and
- (c) Does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or other pollutants, in a greater amount than that customarily created by the principal use; and
- (d) Is located behind the minimum front and side street building set-back lines, except that parking areas may extend to the property lines along front and side streets.

D. Special Exceptions

The following may be established only when authorized by the Council under the provisions of Article V. Any accessory use may be permitted without specific Council approval provided it complies with the provisions of Sub-Section C, above. Other special exceptions shall be permitted as provided in Section 5-1.

- 1. Any of the following manufacturing uses, involving primary production of the following products from raw materials: Paper, asphalt, cement, charcoal and fuel briquettes, aniline dyes, ammonia carbide, caustic soda, cellulose, chlorine, carbon black and bone black, creosote, hydrogen and oxygen, industrial alcohol, nitrates of an explosive nature, potash, plastic materials and synthetic resins, pyroxylin, rayon yarn, and hydrochloric, nitric, phosphoric, picric and sulphuric acids, coal, coke, and tar products, including as manufacturing explosives, fertilizers, gelatin, animal glue and size, turpentine, matches, paint, rubber and soaps.
- 2. Any of the following processes; nitrating of cotton or other materials; magnesium foundry; reduction, refining, smelting, and alloying of metal or metal ores; refining of petroleum products, such as gasoline, kerosene, naphtha, lubricating oil, distillation of wood or bones; storage, curing, or tanning of raw, green, or salted hides or skins; rendering or refining of fats and oils.
- 3. The production of food products: fish, poultry and meat; sauerkraut, pickles, vinegar, or the like.

E. Uniform Height and Area Regulations

The uniform height and area regulations set forth in Section 11-2 shall apply to all buildings, walls and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this ordinance.

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In addition to the Uniform Regulations there shall be furnished minimum side yards as follows: 6 feet when adjoining any Living Area Zone, 0 feet along other zones, but if a side yard is provided it shall be not less than 3 feet.

F. Sign Controls

The following signs shall be permitted by right in conjunction with any permitted principal use or authorized special exception subject to the conditions listed.

All types of signs are permitted subject only to the limitations of Section 8-1, E.