

INDIANFIELDS TOWNSHIP ZONING ORDINANCE

ARTICLE 8

I INDUSTRIAL DISTRICT

Preamble: The Industrial District is established so as to primarily accommodate wholesale activities, warehousing, and industrial operations whose external, physical effects are restricted to the area of the district and affect surrounding districts only to a very limited degree. The Industrial District is so structured as to generally permit the manufacturing, assembly, compounding, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared material. Processing activities involving significant wasteful byproducts are discouraged.

SEC. 800 PRINCIPAL USES PERMITTED:

In the Industrial District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

- a. Any use charged with the principal function of basic research, design and pilot or experimental product development when conducted within a completely enclosed building. The growing of any vegetation requisite to the conducting of basic research shall be excluded from the requirement of enclosure.
- b. Warehousing and wholesale establishments, and trucking facilities.
- c. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceutical, toiletries, food products, hardware and cutlery; tool, die, gauge and machining shops.
- d. The manufacture, compounding, assembling, treatment of articles or merchandise from previously prepared materials such as, but not limited to: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious metals or stones, sheet metal, shell textiles, tobacco, wax, wire, wood and yarns.
- e. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
- f. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.
- g. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
- h. Laboratories - experimental, film, or testing.
- i. Manufacturing and repair of electric or neon signs, light sheet metal products,

including heating and ventilating equipment, cornices, eaves and the like.

- j. Storage and transfer and electric and gas service buildings and yards. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations. Water supply and sewage disposal plants. Water and propane tank holders. Railroad transfer and storage tracks. Railroad rights-of-way. Freight terminals.
- k. Storage facilities for building materials, sand, gravel stone, lumber, or storage of contractor's equipment and supplies.
- l. Central dry cleaning plants or laundries.
- m. Automotive repair garages, auto engine and body repair, and undercoating shops when completely enclosed.
- n. Non-accessory signs.
- o. Kennel, commercial.
- p. Heating and electric power generating plants and all necessary uses.
- q. Other uses which are similar to the above uses.
- r. Accessory buildings and uses customarily incident to the above permitted uses.
- s. Alternative fuel manufacturing, storage and refining facilities including, but not limited to ethanol and other non-petroleum based fuels.

SEC. 801 CONDITIONAL USES:

The following uses may be permitted upon the granting of a permit for such use by the Planning Commission, subject to the conditions hereinafter imposed for each use and subject further to such other reasonable conditions which in the opinion of the Planning Commission are necessary to provide adequate protection to the neighborhood and to abutting properties.

- a. Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities (such as, but not limited to: lumber yards, building materials outlets, garage sales, upholsterer, cabinet maker, outdoor boat, or house trailer, automobile, or agricultural implement sales) or serve convenience needs of the industrial district (such as, but not limited to: eating and drinking establishments, banks, savings and loan associations, credit unions, automobile service stations, motel or bowling alley, trade or industrial schools, or medical or other offices serving the district, including an industrial clinic).
- b. Lumber and planing mills, subject to the provisions of Section 2302 (18).
- c. Metal plating, buffering and polishing.

- d. Junk yards, subject to the provisions of Section 2302 (17).
- e. Waterfront marinas.
- f. Outdoor theaters, subject to the provisions of Section 2302 (21).
- g. Airports and related uses, subject to the provisions of Section 2302 (2).
- h. Accessory buildings and uses customarily incident to any of the above permitted areas.

SEC. 802 AREA AND BULK REQUIREMENTS:

See Article 11, SCHEDULE OF REGULATIONS limiting the height and bulk of buildings and minimum size of lot by permitted land use.