

§ 150.14 IL – LIMITED INDUSTRY DISTRICT.

(A) *Purpose.* To provide for the establishment of warehousing and light industrial development. The overall character of the II District is intended to be transitional in nature, thus industrial uses allowed in this District shall be limited to those which can compatibly exist adjacent to the commercial used, but require isolation from residential uses.

(B) *Permitted uses.*

- (1) Essential services.
- (2) Accessory structures;
- (3) Identification, day, directional and temporary signs;
- (4) Single-family dwellings and multi-family dwellings with four or less dwelling units.

(C) *Permitted and conditional uses.* The following are permitted uses if only existing buildings are utilized. They are conditional uses if additions or new buildings are needed.

(1) Assembly, manufacturing, fabricating or processing of the following:

- (a) Apparel;
- (b) Artificial limbs;
- (c) Bakery goods, for sale or use off the premises;
- (d) Batteries;
- (e) Bed springs and mattresses;
- (f) Belting and chain conveyors;
- (g) Bicycles and toys;
- (h) Cabinets;
- (i) Cameras and photographic supplies;
- (j) Canvas and canvas goods;
- (k) Ceramic products;
- (l) Cork products;
- (m) Drugs, cosmetics, pharmaceuticals, toiletries;
- (n) Electrical motors, generators, transformers and controls;
- (o) Electrical and electronic products;

- (p) Felt products;
 - (q) Musical instruments;
 - (r) Packaging;
 - (s) Products made of glass, cellophane, leather, plastic or wood;
 - (t) Sporting equipment;
 - (u) Televisions, radios and appliances;
 - (v) Tobacco products;
- (2) Automobile major repair;
 - (3) Building materials sales;
 - (4) Canning, packaging and storage of food stuff;
 - (5) Cartage and express facilities;
 - (6) Cartography, blue printing and reproduction services;
 - (7) Commercial printing and engraving;
 - (8) Contractors offices, shops and yards for plumbing, heating, glazing, painting, appearing hanging, roofing, ventilating, air conditioning, masonry, electrical and refrigeration;
 - (9) Creamery, dairy plants and ice cream plants;
 - (10) Dry cleaning plants;
 - (11) Equipment storage interior;
 - (12) Electrical service shops;
 - (13) Equipment storage;
 - (14) Essential services;
 - (15) Farm implement and heavy equipment sales;
 - (16) Government and public utility buildings and structures;
 - (17) Jewelry manufacturing;
 - (18) Machine shops;
 - (19) Medical, dental and optical laboratories;
 - (20) Radio and television stations;

- (21) Research laboratories and facilities;
- (22) Trade schools;
- (23) Transportation terminals;
- (24) Warehouses;
- (25) Wholesale business.

(D) *Conditional uses.*

- (1) Open and outdoor storage as a principal or accessory use;
- (2) Retail selling of products made on the premises;
- (3) Adding on to or rebuilding of a building for a legal non-conforming use;
- (4) Industrial planned unit development;
- (5) Additional building height;
- (6) Advertising signs;
- (7) Additional signs and larger sign size;
- (8) Land alterations of 400 cubic yards or more.

(E) *Dimensional standards.*

- (1) Lot area: not less than 20,000 square feet;
- (2) Lot width: not less than 100 feet;
- (3) Front yard setback: not less than 30 feet;
- (4) Side yard setback: not less than 20 feet;
- (5) Rear yard setback: not less than 30 feet;
- (6) All yard setbacks abutting Residential Districts: not less than 50 feet;
- (7) Maximum building height: three stories or 36 feet, whichever is least;
- (8) Maximum sign sizes:
 - (a) Day signs: 12 square feet;
 - (b) Identification signs: 50 square feet;
 - (c) Directional signs: six square feet;

(d) Advertising signs: 50 square feet.
(Ord. passed 6-3-1997)