

## Section 35 – I1 zone (Industrial)

**35.00- Description of Zone-** The zone is composed of certain lands located along major thoroughfares and railroad rights-of-way and adjoining existing residential and commercial areas. Because of the close proximity of well established industrial uses in this zone to non-industrial uses, flexibility must be provided to allow such industrial uses to operate with limited restraint while protecting other nearby uses. This zone will provide areas for mixed commercial-industrial uses with emphasis on industrial uses such as manufacturing, warehousing, building material yards, building agricultural and automobile sales and service, etc.

**35.01- Uses-** No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered or used except for any use which is indicated in the I-1 column of the Use Schedule, Section 61 of this Zoning Code, and shall be subject to such provisions as referred to in that column.

**35.02- Height-** The maximum height shall not exceed fifty (50) feet except as provided in Section 31.02 (Height Modifications).

Net Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard
None	100 ft.	None	10 ft.	None

**35.04- Lot Coverage-** Each main building or structure hereafter erected, together with its accessory buildings or structures, shall not cover more than fifty (50) percent of the net lot area, except that one hundred (100) percent may be covered provided that the required off-street parking and off-street lading is available.

**35.05- Off-Street Parking and Off-Street Loading Requirements-** Off-street parking and off-street loading shall be provided in connection with any use in this zone in accordance with the provisions of Section 40.

### **Permitted Uses**

Agriculture (61.01.01)  
Animal Hospitals (61.01.02) – 200 feet from Res. Zone; 100 feet from B-1 zone & exercise runs described  
Automobile Repair (61.01.03) – not include wrecking, dismantling or junk yards (all parking/storage areas paved)  
Automobile Service (61.01.04) – not within 50 feet from Res. Zone  
Metal Working (61.01.06)  
Building Trades (61.01.07) – not within 100 feet of residential zone  
Contractor's Yards (61.01.10) – distance from residential zone: 100 feet (enclosed) or 200 feet (screened)  
Laboratories (61.01.18)  
Manufacturing (61.01.19)  
Newspaper & Job Printing (61.01.21)  
Printing Trades (61.01.24) – not within 100 feet of residential zone  
Public Structures (61.01.26) – includes storage yards and parking areas  
Commercial Recreation (61.01.27)  
Restaurants (61.01.30) – with or without alcohol  
Retail Sales / Rental (61.01.32) – includes automobiles  
Production Studios (61.01.36)  
Wholesale & Warehousing (61.01.37A) – on premises  
Warehousing (61.01.37A) – not on premises  
Office Buildings (61.01.38) – not include treatment facilities  
Auto Service & Repair (61.01.45) – not within 50 feet of residential zone

### **Special Exception Uses**

Public Utility Buildings (60.02.11)  
Adaptive Historic Preservation (60.02.16)  
Bus Stop Shelter (60.02.32)  
Readymix Concrete Plant (61.02.11)  
Restaurant or Lunch Room (61.02.12)  
Natural Resource Extraction (61.02.15)  
Automotive Sales (61.02.17) – new & used including trucks, trailers, farming & equipment  
Child Care Facilities (61.02.21)  
Solid Waste Facility (61.02.23) – category 4 site plan approval