

## CHAPTER 6

### INDUSTRIAL DISTRICTS

#### SECTION:

- 5-6-1: I-1 Districts  
5-6-2: I-2 Districts

**5-6-1: I-1 DISTRICTS:** The following regulations shall apply in all I-1 Light Industrial Districts:

(A) Uses Permitted:

1. All use permitted in a B-1 District, except residential uses.
2. Wholesale, storage and warehouse facilities.
3. Lumber, wood, feed or other similar storage yards, but not salvage yards, coal yards or junk yards.
4. Sawmills, planing mills and flour or grain mills.
5. Bottling works, steam laundries, dry cleaning plants, blacksmithing shops.
6. Yards, docks and transfer points for motor freight.
7. Uses of a light manufacturing nature, employing electricity or other unobjectionable motive power, utilizing hand labor or unobjectionable machinery or processes, and free from any objectionable odors, fumes, dirt, vibration or noise. Such uses shall not be established without an application for a permit which shall be accompanied by evidence indicating that every reasonable provision will be taken to eliminate or minimize gas fumes, odors, dirt, vibration or noise. Such application for permits shall be approved by the Zoning Enforcing Officer only in the event that the evidence accompanying the application indicates that the operation of such uses will be obnoxious or offensive. In the event of the denial of such permit,

5-6-1

5-6-2

applicant shall have a right of appeal to the Zoning Board of Appeals.<sup>1</sup>

- (B) Automobile Storage or Parking Space: Adequate off-street parking in accordance with the provisions of Section 5-7-5 of this Code.

**5-6-2: I-2 DISTRICTS:** The following regulations shall apply in all I-2 Heavy Industrial Districts:

- (A) Uses Permitted: All uses not otherwise prohibited by law, except any residential use; provided, however, that no building or occupancy permit shall be issued for any of the following uses until or unless the location of such use shall have been approved by the Board of Trustees after a public hearing thereon by the Planning Commission:<sup>2</sup>

1. Ammonia, bleaching powder or chlorine manufacture.
2. Ammunition manufacture and/or storage.
3. Animal black, lamp black or bone black manufacture.
4. Arsenal.
5. Bone distillation.
6. Carbon manufacture.
7. Celluloid manufacture.
8. Coal distillation.
9. Coke ovens.
10. Dead animal and offal reduction.
11. Distillation of tar.
12. Explosives, fireworks, and gunpowder manufacture or storage.
13. Fat rendering.

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<sup>1</sup> See Chapter 3, Title 2 of this Code, Zoning Board of Appeals.

<sup>2</sup> See Chapter 2, Title 2 of this Code, Planning and Zoning Commission.

14. Grease, lard or tallow manufactured or refined from animal.
  15. Hair manufacture.
  16. Hog farm.
  17. Incineration, reduction, storage or dumping of slaughterhouse refuse, rancid fats, dead animals or offal.
- (B) Automobile Storage or Parking Space: Adequate off-street parking in accordance with the provisions of Section 5-7-5 of this Code.