

ARTICLE XII. MANUFACTURING DISTRICT “I-2”

Section 1201. INTENDED PURPOSES

The Manufacturing District is designed to provide areas suitable for development as heavy industrial sites, and at the same time, protect such industrial developments from the intrusion of non industrial uses which impede the full utilization of properly located sites for industrial purposes. These uses would generally acquire a larger site of more than 10 acres and may be of such a nature that they may require isolation from many other kinds of uses. No use is permitted which violates any local, state or federal pollution control law or regulations.

Section 1202. PERMITTED USES

In the Manufacturing District, buildings and premises may be structurally altered for the following uses only:

- A. Uses permitted in the Light Industrial District
- B. Bulk Storage
- C. Food Processing
- D. Handling and Processing of Construction Materials
- E. Manufacturing
- F. Processing and Handling of Raw Materials used, and buildings may be erected.
- G. Repair and Service of Heavy Duty Trucks and Construction Equipment
- H. Warehousing
- I. Wholesaling
- J. Accessory Uses
- K. Other uses similar in character to the above and not listed specifically.

Section 1203. USES PERMITTED AS SPECIAL LAND USES

The following uses of land and structures may be permitted in a Manufacturing District upon issuance of a special land use permit in accordance with the procedures and criteria contained in Article XIII:

- A. Sand and gravel quarrying

- B. Scrap processing and storage
- C. Storage and handling of explosives, flammable or other potentially dangerous materials.
- D. Junk yards
- E. Other uses similar in character to the above and not listed specifically.

Section 1204. LOT AREA, WIDTH AND YARD REQUIREMENTS

The following lot area, width and yard requirements apply to the “I-2” District:

Minimum Lot Area:	Not Applicable
Minimum Lot Width:	Not Applicable
Minimum Front Yard:	50 feet
Minimum Side Yard:	40 feet
Minimum Rear Yard:	50 feet

Corner lot owners should also see Section 1814.

Section 1205. BUILDING HEIGHT, AREA AND LOT COVERAGE REGULATIONS

The following building height and floor area requirements apply to the “I-2” District:

Minimum Floor Area:	Not Applicable
Maximum Building Height:	40 feet
Maximum Lot Coverage:	30 percent

Section 1206. VISION CLEARANCE

Vision clearance requirements will be in accordance with the provisions of Article XVIII, Section 1818 of this Ordinance.

Section 1207. OFF-STREET PARKING

Off-street parking requirements will be in accordance with the provisions of Article XVI of this Ordinance.

Section 1208. SIGNS

Sign requirements will be in accordance with the provisions of Article XVIII of this Ordinance.

Section 1209. SUPPLEMENTAL STANDARDS

- A. All uses shall comply with the supplemental provisions of Article XVIII as applicable.
- B. A Site Plan review shall be submitted in accordance with the requirements of Article XIV.