

e. Cultural Activities

Sec. 3.04.22.03 Setback Standards

A. Minimum Lot Requirements (width, depth & area)

Width – 100 feet

Depth – 100 feet

The minimum lot area for uses with central sewer service will be 10,000 square feet.

However, if a use has a common firewall with an adjacent commercial use, no minimum lot area is required.

The minimum lot area for all other uses will be one-half acre. However, if a use has a common fire wall with an adjacent commercial use, no minimum area is required.

B. Minimum Yard Requirements

Front – 15 feet

Side - 15 feet

Rear - 15 feet

There shall be a minimum setback of 15 feet from any residential district.

E. Maximum Lot coverage by all buildings & structures

70 %

F. Maximum height of structures

40 feet

Sec. 3.04.23.00 LI: Light Industrial District 

This district is designed to encourage the grouping of industrial operations engaged in the fabricating, repair or storage of manufactured goods of such a nature that objectionable by-products of the activity (noise, odors, smoke, dust, refuse, etc.) are not nuisances beyond the lot on which the facility is located. Industrial District shall meet the standards set out in Section 3.05.25, *Industrial District Standards*. §

Sec. 3.04.23.01 Permitted Uses and Structures

A. Within any LI District, permitted uses and structures allowed by right are as follows:

- / 1. All uses allowed within CN, CG, and CH (Except Amusement Parks and Hotel/Motel)
- 2. Beverage bottling
- 3. Cabinetry and woodworking shop
- 4. Laundry and dry cleaning
- 5. Light manufacturing
- 6. Machine shop
- 7. Printing, lithography, publishing, engraving
- 8. Processing, Assembly
- 9. Recreational Vehicle Storage (Site Plan Review)
- 10. Storage/distribution
- 11. Truck terminal
- 12. Vocational, technical or trade school
- 13. Mini-warehouses
- 14. Wholesaling
- B. Within any LI District, permitted accessory uses and structures are allowed and regulated in part by Section 3.05.00 *Supplementary District Regulations*
 - 1. Storage buildings, sheds

Sec. 3.04.23.02 Permissible Uses by Special Exception

- 1. Church
- 2. Single Family detached dwelling unit
- 3. Wireless telecommunication facilities (See Part 3.06.00)
- 4. Semi-Public uses
 - a. Club
 - b. Lodge
 - c. Recreational Association
 - d. Neighborhood Association
 - e. Cultural Activities

Sec. 3.04.23.03 Permissible Uses by Limited Notice

- 1. Day Care

Sec. 3.04.23.04 Setback Standards

A. Minimum Lot Requirements (width, depth & area)

Width – 100 feet

Depth – 3:1 ratio (feet)

Area – 20,000 square feet

B. Minimum Yard Requirements

Front – 30 feet

Interior Lot Side - 20 feet

Rear - 20 feet

C. Maximum Lot coverage by all buildings & structures

90 %

D. Maximum height of structures

40 feet

Cross reference PART 3.05.00 Supplementary District Regulations

Sec. 3.04.24.00 I: Industrial District

This district is designed to encourage the grouping of industrial establishments at strategic locations in the County so that the economic base can be expanded, services and facilities provided and incompatible mixing of land uses avoided. This district is intended to apply to areas suitable for heavy industrial development or related uses. These uses may be potentially dangerous, noxious, or offensive to neighboring uses or the public due to smoke, odor, noise, glare, fumes, gas, vibration, threat of fire, explosion or emission of particulate matter or radiation. This district shall meet the standards set out in Section 3.05.25, *Industrial District Standards*.

Sec. 3.04.24.01 Permitted Uses and Structures

A. Within any I District, permitted uses and structures allowed by right are as follows:

1. All uses allowed within the LI District
2. Chemical and fertilizer manufacturing
3. Explosives manufacturing or storage
4. Junkyard
5. Manufacturing, Processing, Assembly
6. Paint, oil, shellac, turpentine, laquer, or varnish manufacturing
7. Railroad switching station
8. Recreational Vehicle Storage (Site Plan Review)
9. Scrap Processing Yard
10. Testing of materials, equipment and products
11. Warehouse

B. Within any I District, permitted accessory uses and structures are allowed and regulated in part by Section 3.05.00 *Supplementary District Regulations*

1. Storage buildings, sheds

Sec. 3.04.24.02 Permissible Uses by Special Exception

1. Church
2. Wireless telecommunication facilities (See Part 3.06.00)
3. Semi-Public uses
 - a. Club
 - b. Lodge
 - c. Recreational Association
 - d. Neighborhood Association
 - e. Cultural Activities

Sec. 3.04.24.03 Permissible Uses by Limited Notice

1. Day Care

Sec. 3.04.24.04 Setback Standards

A. Minimum Lot Requirements (width, depth & area)

Width – 100 feet

Depth – 3: 1 ratio (feet)

Area – 20,000 square feet

The minimum lot area for uses with central sewer service will be 10,000 square feet

B. Minimum Yard Requirements

Front – 30 feet

Interior Lot Side - 20 feet

Rear - 20 feet

C. Maximum Lot coverage by all buildings & structures

90 %

D. Maximum height of structures

40 feet

CP says 45 ft

Cross reference PART 3.05.00 Supplementary District Regulations

Sec. 3.04.25.00 **HI: Heavy Industrial District**



This district is similar to the Industrial (I) District but allows for more intense uses. This district is intended to apply to areas suitable for heavy industrial development or related uses. These uses may be potentially dangerous, noxious, or offensive to neighboring uses or the public due to smoke, odor, noise, glare, fumes, gas, vibration, threat of fire, explosion or emission of particulate matter or radiation. This district shall meet the standards set out in **Section 3.05.26, *Industrial District Standards***.

Sec. 3.04.25.01 **Permitted Uses and Structures**

- A. Within any HI District, permitted uses and structures allowed by right are as follows:
 - 1. All uses allowed within the LI and I District

- B. Within any HI District, permitted accessory uses and structures are allowed and regulated in part by
 - 1. Air conditioning compressors
 - 2. Storage buildings, sheds

Sec. 3.04.25.02 **Permissible Uses by Special Exception**

- 1. Church
- 2. Wireless telecommunication facilities (See Part 3.06.00)
- 3. Semi-Public uses
 - a. Club
 - b. Lodge
 - c. Recreational Association
 - d. Neighborhood Association
 - e. Cultural Activities

Sec. 3.04.25.03 **Permissible Uses by Limited Notice**

- 1. Day Care

Sec. 3.04.25.04 **Setback Standards**

A. Minimum Lot Requirements (width, depth & area)

Width – 100 feet

Area – 20,000 square feet

Depth – 100 feet