

SECTION 10.20 I INDUSTRIAL ZONE:

- A. **USES PERMITTED:** The following industrial uses are permitted:
1. Contractors offices, equipment repair shop, materials storage and accessory storage yards, including the storage of general construction equipment and vehicles
 2. Warehousing or wholesaling
- B. **ACCESSORY USES:**
1. Customary accessory buildings and uses including operations required to maintain or support any use permitted in this zone on the same lot as the permitted use, such as maintenance shops, power plants, and machine shops. An accessory building shall have a floor area of less than twenty-five (25) percent of the principle building
 2. Fences and walls as regulated by Article XI of this Ordinance
 3. Signs as regulated by Article XIV of this Ordinance
 4. Uses, as listed below, included within and entered from within any use permitted in this zone as a convenience to the occupants thereof, and their customers providing such accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building.
 - a. Cafeterias
 - b. Coffee shops or refreshment stands
 - c. Soda or dairy bars
- C. **AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter except in accordance with the following regulations:
1. **Minimum Lot Area Per Principal Building:** Fifteen thousand (15,000) square feet. The Planning Commission may permit more than one principal building, as defined herein, to be constructed on one lot provided the density requirements of this zone are not exceeded
 2. **Minimum Lot Width at Building Setback Line:** Seventy-five (75) feet
 3. **Minimum Side Yard Width:**
 - a. No restrictions except when adjacent to a street, road, highway, or other right-of-way when the required width shall be the same as required for a minimum front yard depth in this zone. When buildings abut each other, firewall construction, as required by the Building Code, shall be required. In the event a side yard is provided, it shall never be less than fifteen (15) feet

4. Minimum Rear Yard Depth: Fifteen (15) feet
5. Maximum Percentage of Lot Coverage: No restrictions except as required by the yard requirement of this zone
6. Maximum Building Height: Forty (40) feet or three (3) stories

D. OTHER DEVELOPMENT CONTROL:

1. Off-street parking and loading or unloading shall be provided in accordance with articles XII and XIII of this Ordinance
2. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way, or into any adjacent property
3. Where any yard of any use permitted in this zone abuts a residential zone, a minimum requirement of fifteen (15) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area as regulated by Section 9.17 of this ordinance
4. A development plan as regulated by Section 9.19 of this ordinance shall be required for any use in this zone