

SECTION 19 - GENERAL INDUSTRIAL DISTRICT, OR I-G DISTRICT

1. Purpose. This district is intended to provide for the establishment of light and heavier industrial uses essential to the development of a balanced economic base in an industrial environment with a minimum conflict between industrial uses and residential and light commercial uses.
2. Permitted Uses. The following uses are permitted.
 - A. Any permitted use in a Light Industrial, I-L Zone and conducted in accordance with the provisions of Section 19 (1-8).
 - B. Any accessory use permitted in a Light Industrial Zone is permitted when accessory to a permitted use or an approved conditional use.
 - C. Any industrial activity conducted in accordance with the provisions of Section 19(1-8).
3. Conditional Uses. The following conditional uses may be permitted subject to a Conditional Use Permit.
 - A. Any public facility.
 - B. Any commercial use is permitted as a Conditional use in a General Industrial Zone if provided it is secondary to an industrial or light industrial use which is located no more than 40 feet from the external boundary of the lot which will contain the proposed commercial use.
 - C. Building over 100 feet in height.
 - D. Transportation Facilities and Improvements
 1. Transportation projects that are not designated improvements in the Transportation System Plan;
 2. Transportation projects that are not designated and constructed as part of an approved subdivision or partition.
4. Height Regulations. No building or structure shall be hereafter erected, enlarged or structurally altered to exceed a height of 100 feet. For exceptions, see Section 19 (3B) and Section 30 (3).
5. Lot Requirements. The following lot requirements shall be observed:
 - A. Lot Area: No requirements.
 - B. Lot Width: No requirements.
 - C. Lot Depth: Each lot shall have a minimum depth of 100 feet.
 - D. Front Yard: None, except when a front lot line is abutting a lot in an R-7.5, R-5.0 or R-O District, then the front yard shall be the front yard required in the abutting "R" District.

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- E. Side Yard: None, except when a side lot line is abutting a lot in an R-7.5, R-5.0 or R-O District, then the side yard shall be a minimum of 20 feet. The portions of buildings or structures along a required side yard which are above the 20 foot height must be inset an additional one-half foot for each foot of height exceeding 20 feet.
 - F. Rear Yard: None, except when a rear lot line is abutting a lot in an R-7.5, R-5.0 or R-O District. then the rear yard shall be a minimum of 20 feet. The portions of buildings or structures along a required rear yard which are above the 20 foot height must be inset an additional one-half foot for each foot of height exceeding 20 feet.
 - G. Lot Coverage: No requirements.
6. Signs: Permitted as per Section 24.
 7. Off-Street Parking and Loading. Off-Street Parking and loading space shall be provided as required in Section 25.
 8. Other Required Conditions.
 - A. All business, service, repair, processing, storage or merchandise display on property abutting or across the street from a lot in a R-7.5, R-5.0 or R-O District shall be conducted wholly within an enclosed building unless screened from the R-7.5, R-5.0 or R-O District by a sight-obscuring fence or wall.
 - B. Opening to structures on sides adjacent to or across the street from an R-7.5, R-5.0 or R-O District shall be prohibited if such access or openings will cause glare, excessive noise or similar conditions so as to have an adverse effect on property in the R-7.5, R-5.0 or R-O District.
 - C. Motor vehicle, boat, or trailer rental, sales or storage lot shall be drained and surfaced with rock or pavement except in those portions of the lot maintained as landscaped areas. The above listed along the frontage, side and rear yard (rear yard where applicable), shall use landscaping to protect and maintain the character of the adjoining property and frontage area. Such landscaping shall be maintained.
 - D. In any I-G District directly across the street from or abutting a R-7.5, R-5.0 or R-O District, the parking and loading area and outdoor display or storage areas shall be set back at least ten (10) feet from the right-of-way, and said areas shall be appropriately landscaped along the residential street frontage and side yards, to protect the character of the adjoining residential property. Such landscaping shall be maintained.
 - E. Access point from a public road to properties in an I-G District shall be located as to minimize traffic congestion and to avoid directing traffic onto local access streets of a primarily residential character. See Site Plan Criteria as per Section 22.

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F. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards.

G. See Section 28 applying to Special Uses where applicable.

H. Site Plan Approval required.

(Added by Ordinance #1187, effective 12/03/03)