

9.00 ARTICLE IX**INDUSTRIAL N****9.10 USES PERMITTED.**

ALL USES MAY BE REQUIRED TO BE CONTAINED IN AN APPROVED ENCLOSURE AND MUST FURTHER COMPLY WITH THE SITE PLAN REVIEW PROCEDURES AS DEFINED BY ARTICLE XXV OF THIS ORDINANCE.

SUBJECT TO THE ABOVE, no building or structure or any part thereof shall be erected, altered or used, or land or premises used, in whole or in part for other than one or more of the following specified uses, viz:

- A. All uses and as regulated in the Retail Commercial District C.
- B. Light manufacturing when fossil fuels are not used or consumed as part of the manufacturing process or in furtherance or aid thereof.
- C. Wholesale warehouses.
- D. Storage warehouses.
- E. Outside storage of earth moving and similar large equipment.

F. Billboards subject to the following regulations:

1. Size: The size of a single sign panel shall not exceed 12 feet in height and 24 feet in width. Billboards may be double-faced configured back-to-back or V-shaped. Additional panels, faces or extensions of any size or shape located above, below or beside the permitted faces and panels shall not be permitted. Sign structures and the signs affixed to them shall not exceed twenty (20) feet in height. The height of the sign including decorative embellishments shall be measured from the surface grade beneath the sign.

2. Location: Billboards shall not be located closer than 600 feet from any existing billboard. Measurement shall be made along a straight line from the nearest existing billboard to the proposed new billboard location. This line of measurement may cross road rights-of-way.

Upon any change of ownership of the property or any change of land use of the property on which a billboard or off-premises sign is located, all billboards and their sign structures and all off-premises sign structures shall conform to existing standards or be removed from the property.

Billboards and off-premises signs and their sign structures shall be located not closer than one hundred(100) feet from any road right-of-way and not closer than two hundred (200) feet from any road rights-of-way which intersect or abut.

Billboards shall not be located within view of residential or recreational zones, park zones or districts, or property owned by schools or churches.

3. Lighting:

Billboards may be illuminated except during the hours between 11:00 PM and 7:00 AM Eastern Standard time. Illumination of billboards shall be from the top and directed downward. Fixtures shall have full cut-off shielding such that no light shall go above the horizontal regardless of type or wattage and also such that no light source shall be visible from any road right-of-way or any adjacent property. Quartz and mercury vapor lighting shall not be permitted.

9.11 SPECIAL USES.

All uses permitted within this zoning district shall conform with the entirety of this ordinance except those land uses which predate the effective date of this ordinance or any portion thereof or its subsequent amendments. Such uses shall be considered non-conforming. Non-conforming land uses may be continued provided that they continue with no greater interruption than twelve (12) consecutive months, and further provided that no change or expansion of the non-conforming land use is undertaken. Under all other conditions the non-conforming land use(s) shall be brought into full compliance with this ordinance.

The following uses are permitted by special use permit only with review and approval of the Planning Commission.

- A.** Industry or business, the operation of which uses any product or by-product or other thing which may cause contamination to the water, air or land of the area unless adequate provision is made for the disposition of such product, by-product or waste which meets the approval of the Planning Commission and shall not be offensive, objectionable or in any way endanger public health, safety or welfare.
- B.** Junk, scrap metal, or salvage yards.
- C.** Stock yards, slaughterhouse, rendering plants, meat or pelt processing establishments.
- D.** Establishments primarily engaged in heavy industry such as smelters, foundries, heavy industrial stamping operations.
- E.** Any similar business or operation offensive or objectionable to public health, safety, morals or welfare.

9.12 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS:

All structures, lots and structure set-back from property lines shall comply with the regulations established in Article XII of this Ordinance.

9.13 OFF-STREET PARKING AND LOADING.

Off-street parking and loading shall comply with Article XXXIV Off Street Parking and Loading of this ordinance.