

**ARTICLE IX
INDUSTRIAL N**

(Effective September 15, 2017)

9.00 INDUSTRIAL DISTRICT N

9.01 INTENT

It is the intent of the Industrial District to provide a dedicated location to accommodate the potential noise, outdoor storage, and increased commercial traffic common to wholesale sales and light manufacturing facilities.

9.02 GENERAL STANDARDS

The following standards apply to all structures and uses within the Industrial District N as appropriate.

- A.** All uses permitted within this zoning district shall conform to 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.
- B.** All applications for new or expanding uses will be reviewed by the Zoning Administrator for compliance with the required components of this Ordinance. Formal Site Plan Review may be conducted by the Planning Commission at the request of the Zoning Administrator or applicant. All reviews shall be conducted in accordance with Article 25.
- C.** All applications for Special Uses shall be reviewed by the Zoning Administrator and Planning Commission for compliance with all relevant ordinances prior to the Public Hearing. All reviews shall be conducted in accordance with Article 25.00.
- D. LANDSCAPING:** All new or expanding uses shall comply with the landscaping requirements of Article 33.
- E. LIGHTING:** All new or expanding uses shall comply with the lighting requirements of Article 29.
- F. SIGNS:** All new signs shall conform to the standards of Article 30.
- G. OFF-STREET PARKING AND LOADING:** All new or expanding uses shall comply with the requirements of Article 34.
- H. USES** which include the following shall require a special use permit: any use that includes drive-through services, any use offering live entertainment or alcoholic beverages.
- I.** All uses may be required to be contained in an approved enclosure.

9.10 PERMITTED USES

Permitted uses include the following:

- A.** All uses permitted and as regulated within the Commercial, Village, and Residential Districts.
- B.** Wholesale warehouses.
- C.** Storage warehouses.
- D.** Outside storage of earth moving and similar large equipment.
- E.** Billboards, subject to the standards of Section 9.13.

9.11 USES PERMITTED BY SPECIAL USE PERMIT

The following additional uses may be permitted subject to review and approval of the Planning Commission in accordance with procedures of Article 25.

- 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, slaughterhouses, 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, or welfare.
- F.** All special uses permitted within the Commercial, Village, and Residential Districts.

9.12 BUILDING SIZES, LOT SIZES, AND YARD REQUIREMENTS

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

9.13 SUPPLEMENTARY STANDARDS

- A.** 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.
Billboards and off-premise 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.
 - 3. Lighting:** Billboards may be illuminated except during the hours between 11:00 p.m. and 7:00 a.m. 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.