

## **CHAPTER 26 - I&M-1, INDUSTRIAL AND MANUFACTURING ZONE**

### Section 1-2601. General Objectives and Characteristics.

1. The I&M-1 Industrial and Manufacturing Zone is established to provide an area where the primary use of the land is for manufacturing, fabricating, processing and warehousing. This zone is characterized by relatively flat land suited for industrial uses because of its location near railroad tracks and streets and availability of necessary utilities. While much of the land within this zone may be devoted to agriculture and other open land uses, it is intended that manufacturing and industrial uses shall be directed into this zone as the need arises.

2. Representative uses within this zone include manufacturing, fabrication, processing, storage, warehousing and wholesale distribution and railroad trackage, switch yards and terminal facilities. Uses which give rise to excessive noise, vibration, smoke, odor or dust, fumes or danger of explosion have been excluded from this zone. To attract manufacturing and industrial establishments into this zone, regulations concerning the external appearance of buildings and structures and the maintenance and use of land have been adopted. Dwellings and other uses which discourage the use of the land for its primary purposes have been excluded.

3. The objectives in establishing the I&M-1 Zone are:

(a) To provide space for manufacturing and industrial uses within the county in appropriate locations and to discourage uses which discourage the use of land for industrial purposes,

(b) To encourage the expansion of industrial establishments already existing within the zone.

(c) To encourage new industry to locate within the zone to promote the economic well being of the county and its residents.

(d) To prevent the encroachment of industrial uses into non-industrial zones.

(e) To prevent the commingling of incompatible uses which result in depreciation of property values and unwholesome social conditions.

4. To accomplish the objectives and purposes of this ordinance and to promote the characteristics of the I&M-1 Industrial and Manufacturing Zone, the regulations provided in this chapter shall apply.

### Section 1-2602. Permitted Uses.

Land within the I&M-1 Zone may be devoted to any use except that the following uses shall be prohibited:

1. All residential uses except the residence of a caretaker of an industrial plant.

2. Manufacture of cement, lime, gypsum, rock wool, plaster of paris, acid, glue, organic fertilizer or rubber and the manufacture or storage of explosives.

3. Rendering of fat, distillation of bones, reduction of dead animals, and garbage dumps.

4. Milling or smelting of ores.

5. Amusement enterprises, bowling alleys, clubs and fraternal societies, dance halls, nightclubs, pool and billiard halls, dancing and music schools, gymnasium and physical culture establishments, hotels, and hospitals for human care.
6. Auto wrecking and crushing.
7. The storing of unused, discarded and partially dismantled automobiles.
8. Dump grounds.

Section 1-2603. Area.

There shall be no area requirements within the I&M-1 Zone except that an area sufficient to accommodate off street parking, loading and unloading and vehicular access shall be provided and maintained.

Section 1-2604. Width.

See Section 1-2003

Section 1-2605. Location.

All buildings shall be set back a distance of not less than thirty (30) feet from any public street, except as required under the provisions of Section 1-420 of this ordinance

Section 1-2606. Height of Buildings.

There shall be no height requirements within the I&M-1 Zone.

Section 1-2607. Size of Buildings.

There shall be no requirements for the size of buildings within the I&M-1 Zone.

Section 1-2608. Special Provisions.

All outside storage except for vehicles in running order shall be enclosed within an approved sight-obscuring fence.