

This Planning Commission shall further satisfy themselves that the uses proposed for any Planned Industrial Park District shall be compatible with the adjacent and nearby uses of land and is consistent with the intent and purposes of this Ordinance, to promote the public health, safety, morals or general welfare.

## **SECTION 11. I-2 LIGHT INDUSTRIAL DISTRICT**

### **11.1 General Description**

This industrial district is intended primarily for production and assembly plants that are conducted so the noise, odor, dust and glare of each operation are properly controlled.

### **11.2 Uses Permitted**

The following uses of property, buildings or structures:

- (1) Bottling plant.
- (2) Dairy products plant.
- (3) Lumberyard provided that yard is enclosed by a concealing fence not less than six- (6) feet height.
- (4) Garment factory
- (5) Landing fields for aircraft.
- (6) Wireless transmission facility.
- (7) Railroad facility.
- (8) Steam power plant.
- (9) Experimental laboratory.
- (10) Furniture manufacturing.
- (11) Furniture manufacturing.
- (12) Carpet and rug cleaners.
- (13) Electroplating.
- (14) Galvanizing, small utensils, etc.
- (15) Ice plants or storage houses.
- (16) Meat processing (no slaughtering).
- (17) Wholesale establishment and storage.
- (18) Gasoline distribution center or bulk plant.
- (19) Contractor's establishments and storage yards provided that the storage yards are enclosed by a concealing fence not less than six (6) feet in height.

### **11.3 Uses Permitted After Public Notice and Hearing and Approval by the Planning Commission.**

Other uses similar to the above after review and approval by the Planning Commission.

### **11.4 Area and Setback Regulations**

#### **Yards**

**Front:** a minimum of forty (40) feet at the building setback line.

**Rear:** Where a building is to be serviced from the rear there shall be provided an alley way, service court, rear yard or combination thereof of not less than fifty (50) feet except in instances where this district use abuts a residential district. Such space shall be screened from the abutting residential district by walls or by fences or by other screening not less than six (6) feet in height in a manner acceptable to the Planning Commission.

**Side:** The side yard building setback line on each side of the lot shall be not less than twenty-five (25) feet as measured from the side lot line to the nearest building or structure except in instances where this district use abuts a residential district, in which case a minimum side yard of sixty (60) feet shall be provided on the side adjacent to the residential district. Such space shall be screened from the abutting residential district by walls or by fences or by other screening not less than six (6) feet in height, in a manner acceptable to the Planning Commission.

**Lot Width**

None required.

**Height Regulations**

No building or structure shall exceed forty-five (45) feet in height.