

CHAPTER 3

DISTRICTS

ARTICLE F. INDUSTRIAL ZONE¹

SECTION:

10-3F-1:	Uses Permitted
10-3F-2:	Industrial Buffer Required
10-3F-3:	Building Height
10-3F-4:	Lot Area
10-3F-5:	Lot Width
10-3F-6:	Lot Area Per Dwelling Unit
10-3F-7:	Yards
10-3F-8:	Uses Not Permitted

10-3F-1: **USES PERMITTED:**

Automobile wrecking yards.

Building material sales yard.

Contractor yard.

Manufacturing and warehousing.

One office or office trailer for a watchman in conjunction with a permitted use. (Ord. 04-07-003, 8-9-2003)

10-3F-2: **INDUSTRIAL BUFFER REQUIRED:** Where an industrial use adjoins, faces or confronts a residential property or a major or secondary highway, such industrial use shall provide a yard of no less than ten percent (10%) of the lot depth or width on the side or sides abutting, facing, or confronting said uses, but such yard need not exceed fifty feet

1. Any and all new construction, if covered under ADA, shall meet with said requirements.

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(50') unless a greater depth or width is required for storage or manufacturing of explosive or volatile products. A perimeter visual buffer wall or fence or screen not less than eight feet (8') in height is required. (Ord. 04-07-003, 8-9-2003)

10-3F-3: **BUILDING HEIGHT:** Maximum building height, thirty five feet (35'). (Ord. 04-07-003, 8-9-2003)

10-3F-4: **LOT AREA:** No minimum. (Ord. 04-07-003, 8-9-2003)

10-3F-5: **LOT WIDTH:** No minimum. (Ord. 04-07-003, 8-9-2003)

10-3F-6: **LOT AREA PER DWELLING UNIT:** None. (Ord. 04-07-003, 8-9-2003)

10-3F-7: **YARDS:**

- A. Front Yard: None except as provided in section 10-3F-2 of this article.
- B. Side Yard: None except as provided in section 10-3F-2 of this article.
- C. Rear Yard: None except as provided in section 10-3F-2 of this article. (Ord. 04-07-003, 8-9-2003)

10-3F-8: **USES NOT PERMITTED:** No residential use. (Ord. 04-07-003, 8-9-2003)