

**ARTICLE 10**  
**“IND” INDUSTRIAL DISTRICT**

**10.01 DESCRIPTION OF DISTRICT**

The industrial district is limited to parcels located along major county thoroughfares and railroad rights-of-way and/or adjoining residential and/or commercial areas. These regulations are intended to provide standards of intensity of use and standards of external effects or amenities compatible with the surrounding or abutting residential districts. To these ends, development is limited to a low concentration. External effects are limited and uses are limited to those industrial activities that can be operated in a clean and reasonably quiet manner.

**10.02 PRINCIPAL USES ALLOWED BY RIGHT**

Buildings and land may be used for the following lawful industrial purposes:

1. Essential Services.
2. Transportation, maintenance, and servicing facilities.
3. Tool and die machine shops and welding shops.
4. Sawmills.
5. Publicly owned and operated buildings such as municipal offices, police and fire stations, museums or libraries

**10.03 ACCESSORY STRUCTURES AND USES**

1. Parking.
2. Landscaping.
3. Storage areas.
4. Trash and garbage receptacles.
5. Loading and delivery areas.

**10.04 SPECIAL LAND USES**

1. Telecommunication towers.
2. Churches
3. Adult Uses.
4. Public utility buildings and structures necessary for the service of the community for utilities not located within public streets or public rights-of-way, such as lift stations, well and pump enclosures, telephone exchanges, transformer stations and substations.

#### **10.05 INDUSTRIAL LOT REQUIREMENTS**

Every lot shall be not less than 100 feet in width through its length and 15,000 square feet in size.

#### **10.06 SETBACK REQUIREMENTS**

1. Front setbacks: Every lot shall have a front setback of not less than 40 feet.
2. Rear setbacks: Every lot shall have a rear setback of not less than 25 feet.
3. Side setbacks: Every lot shall have a side setback of not less than 25 feet.
4. Corner lots: The side setback on a corner lot abutting on a street or highway shall not be less than 40 feet.
5. Whenever a parcel in this district abuts a R-1 or R-2 District, then the setback adjacent to that district is 40 feet.

#### **10.07 HEIGHT OF BUILDINGS**

No industrial building shall be erected, altered, or moved on any lot or premises in this district to a height exceeding 35 feet.

#### **10.08 SITE PLAN REVIEW**

All uses in the "IND" Industrial zoning district require site plan review in accordance with this ordinance.