

#### Section 4:17. - (I-1) Industrial zone regulations.

This is an industrial zone in which it is intended that manufacturing, assembling, and fabricating processes will be conducted. The use of land is primarily for industrial operations in which medium to large sites are required, convenient access to highway or rail is necessary, and the offensive characteristics of the process are kept to a minimum. Order and efficiency in the use of land, safety and convenience are encouraged by providing for off-street parking and loading facilities, proper lighting, and the regulation of commercial signs and through consideration for the proper compatible relationships of the different land uses within this zone.

##### Section 4:17-1—Uses permitted.

No building or structure or part thereof, shall be erected, altered or used, or premises used, in whole or in part, for other than one or more of the following specified uses, and/or when in conformance with section 3:25 of this ordinance:

##### (a) Uses permitted in C-2 zones.

- (b) Blacksmith shop, or machine shop, wrought iron shop, excluding the following: punch presses over 20 tons rated capacity, drop hammers, and automatic screw machines.
- (c) Electric appliance assembly.
- (d) The manufacturing of small electrical parts, and neon signs.
- (e) The manufacture of musical instruments, toys, novelties, rubber or metal stamps.
- (f) Assembly plants, the assembled or sub-assembled products of which shall, in their finished state be such as to be easily portable.
- (g) Production of crystal glass, art novelties, pottery, figurines, or similar ceramic products using previously pulverized clay.
- (h) The manufacturing, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood excluding the use of planing mills, yards, and paint not requiring a boiling process.
- (i) The manufacturing, compounding, processing, treatment, or packing of: bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, and condiments; but not including fish, sauerkraut, vinegar, and yeast.
- (j) Any other manufacturing or industrial enterprise, operation or processing, whether making, assembling, repairing, buffing, finishing, plating, polishing, tempering, welding, packing, shipping or storing: provided that any resulting cinders, dust, flashing, fumes, gas,

noise, odor, refuse matter, smoke, vapor, or vibration is confined effectively to the premises and no fire hazard is created.

- (k) Poultry and meat processing. (excluding slaughter houses and tanneries)
- (l) Any use determined by the planning and zoning commission as called for under article V of this ordinance, when applicable.
- (m) Accessory buildings and uses customarily incidental to the above uses when on the same lot.
- (n) Storage in bulk of, or warehouses for, building materials, contractors equipment, food, fabrics, plumbing supplies, hardwares, and similar goods; provided that such permitted use shall not store scrap, junk, discarded or salvage materials, or be used for wrecking or dismantling of motor vehicles; provided that any open yard storage is entirely enclosed within a substantial opaque fence not less than six feet in height.
- (o) Retail sales of automobiles, RVs, boats, storage buildings, mobile homes, construction equipment and similar uses.
- (q) Rental establishments including heavy equipment.
- (r) Personal service establishments, quick oil change, muffler and brakes, minor tune up, lawn mower repair, other similar uses, including major engine, transmission or any type of automobile paint and body repair.
- (s) See ordinance 3-0297.

Section 4:17-2—Area/dimensional regulations and other requirements.

MINIMUM FLOOR	MINIMUM YARDS			MINIMUM LOT
	Front	Side	Rear	
1,000 square feet	40'	0' to 20'	30'	20,000 square feet
	NBFUC 20' Res			

BUILDING SEPARATION	MAXIMUM COVERAGE	BUILDING HEIGHT
NBFUC	50%	60'—5 Stories

Section 4:17-3—Signs.

In conformance with article 5, section 5:22.

Section 4:17-4—Off-street parking and loading.

Off-street parking and loading space for all I-1 uses shall be provided in conformance with sections 3:12 and 3:13 of this ordinance.

Section 4:17-5—Greenbelt.

Where an I-1 zone is located adjacent to a residential zone, a twenty-foot greenbelt shall be provided and maintained along all interior lot lines.

Section 4:14-5—Off-street parking and loading.

Off-street parking and loading space for all C-1 uses, shall be provided in conformance with sections 3:12 and 3:13 of this ordinance.

Section 4:14-6—Greenbelt.

All nonresidential uses permitted in C-1 zones, when adjacent to an existing residence or residential zone and not separated therefrom by a street or alley, shall provide and maintain in a healthy growing condition, a greenbelt eight feet wide along the property line.

Section 4:14-7—Off-street parking and loading.

Off-street parking and loading space for all I-3 uses, shall be provided in conformance with sections 3:12 and 3:13 of this ordinance.

Section 4:14-8—Submission of plan and other information.

The owner or owners of a tract of land comprised of ten acres or more, may submit to the planning and zoning commission a plan for the development and use of such tract meeting the requirements set forth in this article and shall be accompanied by evidence concerning the number of persons expected to be employed, the effect of the proposed development on surrounding property, and other physical conditions, which plan and supporting evidence shall include each of the following:

- (1) A site plan defining the areas wherein buildings may be constructed, the areas which will be developed for parking and the proportionate amount thereof, the location of roads, driveways and walks, and the points of ingress and egress of walls, the spaces for loading, the location, size, character and number of signs, the location and character of exterior lighting, and the character and extent of landscaping, planting and other treatment for protection of adjoining property. All streets/roadways shall be marked as public or private ownership.
- (2) A professional traffic analysis indicating that the proposed development will be so related to streets and arteries that the traffic generated can be accommodated without causing objectionable volumes of traffic on residential streets.
- (3) A copy of any deed restrictions intended to be recorded.

(Ord. No. 2010-37, 9-7-10; Ord. No. 2011-3, 2-1-11)

**Section 4:15. - (C-2) Commercial zone regulations.**

This is a commercial zone in which it is intended that general retail, wholesale, and related transportation activities will be conducted. The use of land is primarily for commercial enterprises in

which medium to large sites are required for storage, distribution, service, and assembly purposes. Order and efficiency in the use of land, safety and convenience are encouraged by providing for off-street parking and loading facilities, proper lighting, and the regulation of commercial signs and through consideration for the proper compatible relationships of the different land uses within this zone.

Section 4:15-1—Uses permitted.

No building or structure, or part thereof, shall be erected, altered, or used, in whole or in part for other than one or more of the following specified uses:

(a) Uses permitted in C-1 zones except dwellings.

- (b) Warehouses, storage terminals and loft buildings, bus and trucking stations and terminals, provided loading and unloading platforms are at least 50 feet from the roadway.
- (c) Service stations and repair garages.
- (d) Storage in bulk of, or warehouses for, building materials, contractors, equipment, food, fabrics, plumbing supplies, hardwares, and similar goods; provided that such permitted use shall not store scrap, junk, discarded or salvage materials, or be used for wrecking or dismantling of motor vehicles; provided that any open yard storage is entirely enclosed within a substantial opaque fence not less than six feet in height.
- (e) Industrial research laboratories.
- (f) Machine shops in which only lathes, drill presses, shapers, planers, grinders and similar tools are used and no hammering, rolling, spinning, heat treating, welding or riveting is done, or stamping machines, die presses, forges, heavy metal shears, saws, or other noise or vibration-producing tools or machines are used; and further provided that the number of employees shall not exceed 15.
- (g) Publishing, newspaper, and printing plants provided the number of employees shall not exceed 15.
- (h) Monument shops.
- (i) Greenhouses.
- (j) Cold storage plants.
- (k) Bottling works, including milk bottling or distribution stations.
- (l) Recreational centers partially or entirely out of doors.
- (m) Pet hospitals and dog kennels where animals and birds are kept partially or entirely out of doors.
- (n) Other retail sales and personal service establishments similar in character to the above uses.

- (o) Drive-in theatres on approval of the planning and zoning commission as called for under article V of this ordinance.
- (p) Circuses, private stadiums, race tracks, and amusement parks on approval of the planning and zoning commission as called for under article V of this ordinance, when applicable.
- (q) Funeral homes, parlors or mortuaries.
- (r) Radio or television transmitting antennae facilities and communication sites. See ordinance 3-0297.
- (s) Manufacture and assembly of electronic circuit components for computers and similar equipment.
- (t) Retail sales of automobiles, RVs, boats storage buildings, mobile homes, construction equipment and similar uses.
- (u) Rental establishments, not including heavy equipment.
- (v) Personal service establishment. Quick oil change, muffler and brakes, minor tune up, lawn mower repair, other similar uses, but not including major engine, transmission or any type of paint and body repair.
- (w) Any customary accessory building or use incidental to the main use herein permitted.
- (x) Hospitals with accessory and incidental structures having a minimum lot area of 10 acres.

Section 4:15-2—Area/dimensional regulations and other requirements.

MINIMUM FLOOR	MINIMUM YARD			MINIMUM LOT
	Front	Side	Rear	
750 square feet	35'	0' or 20'	30'	10,000 square feet (See (x) under permitted uses)

BUILDING SEPARATION	MAXIMUM COVERAGE	BUILDING HEIGHT
NBFUC Codes	50%	5 stories—60'

#### Section 4:14 - (C-1) Business zone regulations.

This is a commercial zone in which it is intended that personal and business services as well as the general retail business of the community will be conducted. The use of land is primarily for offices, shops, stores, and related establishments supplying convenience goods and services. Order and efficiency in the use of land, safety, and convenience are encouraged by providing for off-street parking and loading facilities, proper lighting, and the regulation of commercial signs and through consideration for the proper compatible relationships of the different land uses within this zone.

##### Section 4:14-1—Uses permitted.

No building or structure or part thereof shall be erected, altered, or used, or premises used in whole or in part for other than one or more of the following specified uses and shall comply with the definition of retail sales as defined in section 2:74(a).

- (a) Business services; including banks, loan companies, insurance offices, public accountants, real estate offices, stenographic services, business consultants, and management companies.
- (b) Clothing services; including laundry shops, dry cleaning establishments which do not have dry cleaning equipment on the premises, dressmaking shops, millinery shops, tailors, and shoe repair shops.
- (c) Skilled trade services; including plumbing, electric and heating technicians, radio and television repair, carpenters, painters and brick masons.
- (d) Commercial offices; including advertising agencies, travel agencies, building contractors offices, and corporation offices.
- (e) Food sales and restaurants; including groceries, meat markets, delicatessens, bakeries, coffee shops, soda fountains, poultry sales, and seafood sales; including drive-in restaurants but not including any meat or poultry sales where slaughtering is done on the premises.
- (f) Personal services; including beauty shops, barber shops, reducing salons, photographic studios, and shoe repairs.
- (g) Professional services; including medical clinics, doctors, sports medicine and therapeutic clinics, dentists offices, attorneys, engineers, architects, landscape architects and surveyors offices, opticians.
- (h) Retail sales; including drug stores, department stores, stationery and book stores, news dealers, flower stores, haberdasheries, household appliance shops, hardware stores, gift shops, and art supply stores.
- (i)

Trade schools, dance schools, business colleges and correspondence schools.

- (j) Other retail sales and personal service establishments similar in character to the above uses.
- (k) Combination business and dwelling buildings as specified in section 3:20 of this ordinance.
- (l) Radio and telecasting studios but not transmitting antennae.
- (m) Central offices and professional office buildings.
- (n) Civic centers, theaters, clubs and lodges.
- (o) Shops for making merchandise to be sold at retail on the premises employing not more than five (5) employees in manufacturing operations, such as; wearing apparel, including gloves, hosiery, dresses and handbags; small leather goods, dental products; optical goods, jewelry; surgical goods; toiletries and cosmetics; printing and engraving; furniture re-upholstering and redecorating.
- (p) Greenhouses in conjunction with florist shops provided said greenhouses shall not be over 1,000 square feet in area.
- (q) Auto sales including storage garages but not commercial service garages, gasoline service stations as defined in article II.
- (r) Retail plumbing shop.
- (s) Recreation centers including bowling alleys, roller skating rinks, dance halls, pool and billiard rooms; when conducted entirely within an enclosed building.
- (t) Pet hospitals and dog kennels where animals are kept entirely within an enclosed building. No outside runs.
- (u) Planned shopping centers on approval of the planning and zoning commission as called for under article V of this ordinance.
- (v) Motels on the approval of the planning and zoning commission as called for under article V of this ordinance.
- (w) Any accessory building and use customarily incidental to a use authorized by this section. Any building and use for any of the above enumerated purposes may not have more than 40 percent of the floor area devoted to fabricating or storage areas incidental to such primary use, unless approved by the planning and zoning commission as called for under article V of this ordinance.
- (x) Mini-cellular sites. Sites inclusive of towers and/or antennae, not to exceed 20 feet in height; also inclusive of "whips," panels, and/or parabolic "dishes" not to exceed 100 square feet. See ordinance 3-0297.
  1. Mini-cellular sites shall be located no closer than 500 feet to another legally located



mini-cellular site (measured structure to structure) on same side of the street or highway.

2. Mini-cellular sites shall be located no closer than 250 feet to another legally located mini-cellular site (measured structure to structure) on the opposite side of the street.

Section 4:14-2—Area/dimensional regulations and other requirements.

MINIMUM FLOOR	MINIMUM YARD			MINIMUM LOT
	Front	Side	Rear	
500 square feet	25'	0 or 10'	0 or 20'	4,000 square feet
		25' Res.	25' Res.	

BUILDING SEPARATION	MINIMUM COVERAGE	BUILDING HEIGHT
NBFUC	50%	35'—2 stories
		Except as provided in <u>section 3:16</u>

Section 4:14-3—Signs.

In conformance with article 5, section 5:22.

Section 4:14-4—Lighting.

All lighting utilized within a C-1 zone shall be arranged and so located that it will not shine, reflect or glare into public streets or residential areas. Signs having illumination and which use green, yellow, or red colors, or signs which flicker or flash, must be first approved by the planning and zoning commission to insure that such signs will not be confused with traffic control signals.