

## 4.3 INDUSTRIAL DISTRICTS -

### 4.31 Light Industrial District -

#### 4.311 Permitted Uses -

A. - Wholesale, storage, warehouse, animal hospital, bakery, bottling works, building material yard, optical goods, printing, publication or engraving, cabinet making, clothing manufacturers, dyeing and dry cleaning, ice plants and laundry. These permitted uses to include manufacturing, treatment, altering, finishing or assembling, excluding mining and waste disposal, incidental thereto.

#### 4.312 Accessory Uses Permitted -

A. - Signs identifying the industrial activity on the same premises in accordance with Section 2.55 of this Regulation.

B. - Garages and other buildings and uses accessory to the principal use.

#### 4.313 Conditional Uses - Junk yards and other industrial uses not listed above which can be

classified as light industry according to Section 2.1 shall be considered conditional uses and will require the approval of the Board of Zoning Adjustment.

4.314 Dimension and Area Regulations - The regulations on the dimensions and area for lots and structures are set forth in the Schedule of Dimension and Area Regulations on Page 4-5. The applicable regulations shall be observed in all industrial districts.

### 4.32 Heavy Industrial Districts -

#### 4.321 Permitted Uses -

A. - Any use permitted in the light industrial district.

B. - Retail sale of any commodity manufactures, fabricated, or processed on the premises or of any commodity designed especially for use in agricultural, mining, business, transportation or construction industries.

C. - The generation of electric power and/or gas distribution or the manufacturing or processing of clay, tile, primary metals, wood, paper, glass, plastic, rubber, and related products and services, excluding surface mining and solid or liquid waste disposal.

D. - All permitted uses must meet all State and Federal regulatory requirements.

4.322 Accessory Uses Permitted -

A. - Signs identifying the industrial activity on the same premises in accordance with Section 2.55 of this Regulation.

B. - Garages and other buildings and uses accessory to the principal use.

4.323 Conditional Uses -

A. - All manufacturing and industrial processes not enumerated in Paragraph 4.321 shall require a conditional use permit. Furthermore, such conditional use must meet all State and Federal regulatory requirements.

4.324 Dimension and Area Regulations - The regulations on the dimensions and area for lots and structures are set forth in the Schedules of Dimensions and Area Regulations. The applicable regulations shall be observed in all industrial districts.