

SEC. 51-4.216.

INDUSTRIAL AND MANUFACTURING USES.

(1) Industrial uses other than listed.

(A) Definition: A facility for processing or industrial uses that has not been listed as a separate use.

(B) Districts permitted: Industrial districts.

(C) Required off-street parking: One space for each 500 square feet of floor area.

(D) Required off-street loading:

| <u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u> | <u>TOTAL REQUIRED SPACES OR BERTHS</u> |
|---|--|
| 0 to 10,000 | NONE |
| 10,000 to 50,000 | 1 |
| 50,000 to 100,000 | 2 |
| Each additional 100,000 or fraction thereof | 1 additional |

(2) Permanent concrete or asphalt batching or recycling plant.

(A) Definition: A permanent facility for mixing, batching, or recycling concrete or asphalt.

(B) Districts permitted: I-3 district; specific use permit required in an I-2 district.

(C) Required off-street parking: Five spaces.

(D) Required off-street loading:

| <u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u> | <u>TOTAL REQUIRED SPACES OR BERTHS</u> |
|---|--|
| 0 to 10,000 | NONE |
| 10,000 to 50,000 | 1 |
| 50,000 to 100,000 | 2 |
| Each additional 100,000 or fraction thereof | 1 additional |

(3) Temporary concrete or asphalt batching plant.

(A) Definition: A temporary facility for mixing concrete or asphalt.

(B) Districts permitted: Special authorization by the building official is required in accordance with the additional provisions of this use.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) A temporary certificate of occupancy is required for this use. The building official may issue a temporary certificate of occupancy in any zoning district for a temporary batching plant to mix, compound, and batch concrete, asphalt, or both, for a public or private project. The certificate is valid for six months. If the project is not completed within six months, the building official may extend the certificate to complete the project.

(ii) A person to whom a temporary certificate of occupancy is issued shall:

(aa) comply with city, state, and federal laws at the batching plant site;

(bb) clear the site of equipment, material, and debris upon completion of the project;

(cc) repair or replace any public improvement that is damaged during the operation of the temporary batching plant; and

(dd) operate the temporary plant in a manner which eliminates unnecessary dust, noise, and odor (as illustrated by, but not limited to covering trucks, hoppers, chutes, loading and unloading devices, and mixing operations, and maintaining driveways and parking areas free of dust).

(iii) A person shall only furnish concrete, asphalt, or both, to the specific project for which the temporary certificate of occupancy is issued. The placement of a temporary batching plant for a private project is restricted to the site of the project.

(4) U-cart concrete system.

(A) Definition: A facility for the batching of concrete on an individual order basis for general household uses.

(B) Districts permitted: Industrial districts; specific use permit required in an HC district.

(C) Required off-street parking: One space for each 500 square feet of floor area.

(D) Required off-street loading:

| <u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u> | <u>TOTAL REQUIRED SPACES OR BERTHS</u> |
|--|---|
| 0 to 10,000 | NONE |
| 10,000 to 50,000 | 1 |
| 50,000 to 100,000 | 2 |
| Each additional 100,000 or fraction thereof | 1 additional |

(5) Fiberglass swimming pool fabricator.

(A) Definition: A facility for the fabrication of swimming pools from fiberglass and other similar materials.

(B) Districts permitted: HC and industrial districts.

(C) Required off-street parking: One space for each 500 square feet of floor area.

(D) Required off-street loading:

| <u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u> | <u>TOTAL REQUIRED SPACES OR BERTHS</u> |
|--|---|
| 0 to 10,000 | NONE |
| 10,000 to 50,000 | 1 |
| 50,000 to 100,000 | 2 |
| Each additional 100,000 or fraction thereof | 1 additional |

(E) Additional provisions:

(i) The manufacturing of fiberglass or similar material used to fabricate the swimming pools is not a part of this use.

(6) Light fabrication and assembly.

(A) Definition: A facility for the manufacturing of jewelry, trimming, decorations, and any similar items.

(B) Districts permitted: HC, central area, and industrial districts.

(C) Required off-street parking: One space for each 500 square feet of floor area.

(D) Required off-street loading:

| <u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u> | <u>TOTAL REQUIRED SPACES OR BERTHS</u> |
|---|--|
| 0 to 10,000 | NONE |
| 10,000 to 50,000 | 1 |
| 50,000 to 100,000 | 2 |
| Each additional 100,000 or fraction thereof | 1 additional |

(E) Additional provisions:

(i) No open storage is permitted under this use unless the use is in a district where open storage is permitted as a main use.

(7) Clothing manufacturing.

(A) Definition: An operation involving cutting, sewing, forming, and packing of garments and similar items including the making of millinery and clothing accessories.

(B) Districts permitted: HC, central area, and industrial districts.

(C) Required off-street parking: One space for each 500 square feet of floor area.

(D) Required off-street loading:

| <u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u> | <u>TOTAL REQUIRED SPACES OR BERTHS</u> |
|---|--|
| 0 to 10,000 | NONE |
| 10,000 to 50,000 | 1 |
| 50,000 to 100,000 | 2 |
| Each additional 100,000 or fraction thereof | 1 additional |

(8) Bedspread, drapes, and headboard manufacturing.

(A) Definition: A facility for the manufacturing of bedspreads, drapes, headboards, and similar bedding materials.

(B) Districts permitted: HC and industrial districts.

(C) Required off-street parking: One space for each 500 square feet of floor area.

(D) Required off-street loading:

| <u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u> | <u>TOTAL REQUIRED SPACES OR BERTHS</u> |
|---|--|
| 0 to 10,000 | NONE |
| 10,000 to 50,000 | 1 |
| 50,000 to 100,000 | 2 |
| Each additional 100,000 or fraction thereof | 1 additional |

(9) Manufacturing laboratory.

(A) Definition: An operation involving compounding of products such as perfumes and pharmaceuticals, and the development and assembly of instruments and similar items.

(B) Districts permitted: HC, central area, and industrial districts.

(C) Required off-street parking: One space for each 500 square feet of floor area.

(D) Required off-street loading:

| <u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u> | <u>TOTAL REQUIRED SPACES OR BERTHS</u> |
|---|--|
| 0 to 10,000 | NONE |
| 10,000 to 50,000 | 1 |
| 50,000 to 100,000 | 2 |
| Each additional 100,000 or fraction thereof | 1 additional |

(E) Additional provisions:

(i) No open storage is permitted under this use unless the use is in a district where open storage is permitted as a main use.

(10) Artificial marble manufacturing.

(A) Definition: A facility for the manufacturing of artificial marble.

(B) Districts permitted: HC and industrial districts.

(C) Required off-street parking: One space for each 500 square feet of floor area.

(D) Required off-street loading:

| <u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u> | <u>TOTAL REQUIRED SPACES OR BERTHS</u> |
|---|--|
| 0 to 10,000 | NONE |
| 10,000 to 50,000 | 1 |
| 50,000 to 100,000 | 2 |
| Each additional 100,000 or fraction thereof | 1 additional |

(11) Corrugated cardboard box fabrication.

(A) Definition: A facility for the fabrication and storage of corrugated cardboard boxes.

(B) Districts permitted: HC and industrial districts.

(C) Required off-street parking: One space for each 500 square feet of floor area.

(D) Required off-street loading:

| <u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u> | <u>TOTAL REQUIRED SPACES OR BERTHS</u> |
|---|--|
| 0 to 10,000 | NONE |
| 10,000 to 50,000 | 1 |
| 50,000 to 100,000 | 2 |
| Each additional 100,000 or fraction thereof | 1 additional |

(E) Additional provisions:

(i) The manufacturing of the materials used to construct the corrugated cardboard boxes is not permitted under this use.

(12) Tread rubber manufacturing plant.

(A) Definition: A facility for the manufacturing, processing, and storage of tread rubber.

(B) Districts permitted: I-3 district.

(C) Required off-street parking: One space for each 500 square feet of floor area.

(D) Required off-street loading:

| <u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u> | <u>TOTAL REQUIRED SPACES OR BERTHS</u> |
|---|--|
| 0 to 10,000 | NONE |
| 10,000 to 50,000 | 1 |
| 50,000 to 100,000 | 2 |
| Each additional 100,000 or fraction thereof | 1 additional |

(13) Metal smelting and plating.

- (A) Definition: A facility for the smelting and plating of metals.
- (B) Districts permitted: Specific use permit required in an I-3 district.
- (C) Required off-street parking: One space for each 500 square feet of floor area.
- (D) Required off-street loading:

| <u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u> | <u>TOTAL REQUIRED SPACES OR BERTHS</u> |
|---|--|
| 0 to 10,000 | NONE |
| 10,000 to 50,000 | 1 |
| 50,000 to 100,000 | 2 |
| Each additional 100,000 or fraction thereof | 1 additional |

(14) Rendering plant.

- (A) Definition: A facility for the rendering of parts of animals into marketable products.
- (B) Districts permitted: Specific use permit required in I-2 and I-3 districts.
- (C) Required off-street parking: One space for each 500 square feet of floor area; a minimum of five spaces required.
- (D) Required off-street loading:

| <u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u> | <u>TOTAL REQUIRED SPACES OR BERTHS</u> |
|---|--|
| 0 to 10,000 | NONE |
| 10,000 to 50,000 | 1 |
| 50,000 to 100,000 | 2 |
| Each additional 100,000 or fraction thereof | 1 additional |

(E) Additional provisions.

(i) This use must be located a minimum distance of 1,000 feet from a residential district, as defined both in this chapter and in Chapter 51A. (Ord. Nos. 16873; 17756; 18142; 18849; 19455; 27404)

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