

## **DIVISION 6. INDUSTRIAL DISTRICTS I**

### **Section 3.60. Scope.**

The following provisions in this division shall apply to all Industrial Districts I.

### **Section 3.61. Purpose.**

The primary purpose of these provisions is to encourage the establishment of industries for processing raw and semifinished materials, for storage of industrial products, and for wholesale commercial establishments, including office facilities and employee facilities customarily associated with any permitted use, under good standards of performance and compatible with neighboring surroundings.

### **Section 3.62. Standards of performance.**

All permitted and approved uses shall be subject to the following conditions:

A. *Buildings and structures.* All activities shall be conducted within completely enclosed buildings. Exterior yard storage shall be permitted when located no less than twenty-five (25) feet from any boundary line of the premises, provided that the yard is entirely screened by a solid uniformly finished wall or fence, or an adequately maintained evergreen hedge, the height of which screening shall be no less than eight (8) feet, and in no case less than that of the enclosed storage.

B. *Offensive and hazardous emissions.* No use shall discharge any produced dust, smoke, odorous matter or noxious, corrosive or toxic fumes or physical vibration; or heat or glare beyond the boundaries of the premises on which located. No noise created from any use shall exceed the level of ordinary conversation at the boundaries of the premises in which the use is located.

C. *Setbacks and yards.* Every building or structure shall be set back no less than forty (40) feet from the front line or highway right-of-way line fronting the premises, shall have side yards on each side no less than twenty-five (25) feet in width, and a rear yard no less than twenty-five (25) feet in depth. Except the walks and driveways, no front yard shall be utilized for parking, storage, or loading of vehicles or by accessory buildings or structures. No side yard shall be utilized for parking or accessory buildings, or structures within twenty-five (25) feet of the sidelines of the premises.

D. *Parking.* On-premises parking space shall be provided for all vehicles owned or leased by the enterprise. Parking space shall be provided at the rate of fifty (50) square feet of commercial building space for each vehicle, including vehicles of employees, etc.

### **Section 3.63. Supplemental requirements in applying for a Land Use Permit.**

A. *Drawings.* In addition to the requirements of Section 2.02B, the drawings accompanying the application for a Land Use Permit shall include the location of all parking lots and loading facilities; all waste disposal areas; all barriers; all special construction on the premises.

B. *Statement of operating conditions.* The application for a Land Use Permit shall include a statement of the effects of operation on traffic; on water and air pollution; on noise and glare conditions, if any; on fire and safety hazards; on emission of dangerous or obnoxious matter (especially no toxic material will be permitted or allowed) and on such conditions to maintain the same within the limitations of this Ordinance. It shall show the plans for the disposal of sewage and all industrial waste. It shall

specify the fuels to be used including plans for smoke control.

C. *Determination* . All applications for uses of land, buildings and structures in this district shall be filed with the Zoning Administrator, who shall submit his/her recommendations to the Clayton Township Zoning Board. Approval or rejection of such applications shall rest with the Clayton Township Board, which may, in its discretion, hold a public hearing upon the proposals.