

ARTICLE VII-A

I-2 - GENERAL INDUSTRIAL DISTRICT

SECTION 7A.10    PURPOSE:

The I-2 General Industrial District is designed primarily for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The I-2 District is so structured as to permit the manufacturing, processing, and compounding of semifinished or finished products from raw materials as well as from previously prepared material.

SECTION 7A.20    PERMITTED USES:

7A.20.1 All permitted uses allowed in the I-1 Light Industrial District, as provided in Section 7A.20 of this Ordinance.

7A.20.2. Heating and electric power generating plants, and necessary uses.

7A.20.3. Auto engine, body repair and undercoating shops.

7A.20.4. Metal plating, buffing and polishing.

7A.20.5. Any of the following uses provided that they are located not less than eight hundred (800) feet distant from any Residential District and not less than three hundred (300) feet distant from any other district:

- a. Junk yards, provided such are entirely enclosed within a building or within an eight (8) foot obscuring wall and provided further that one property line abuts a railroad right-of-way.
- b. Blast furnace, steel furnace, blooming or rolling mill.
- c. Manufacture or corrosive acid or alkali, cement, lime, gypsum or plaster of Paris.
- d. Petroleum or other inflammable liquids, production, refining or storage.
- e. Smelting of copper, iron or zinc ore.

7A.20.6. Accessory buildings and uses customarily incident to any of the above permitted uses.

7A.20.7 Signs as provided in Article IX of this Ordinance.

SECTION 7A.30    CONDITIONAL USES:

The following conditional uses are permitted in this District subject to obtaining a conditional use permit as provided in Article X of this ordinance, and requiring a Site Plan Approval as provided in Article IX, Section 9.90 of this Ordinance.

7A.30.1. All conditional uses allowed in the I-1 Light Industrial District are permitted in this District subject to obtaining a conditional use permit as provided in Article X of this Ordinance, and requiring a Site Plan Approval as provided in Article IX, Section 9.90 of this Ordinance.

SECTION 7A.40    SITE PLAN REVIEW:

For all permitted and conditional uses, a site plan shall be submitted in accordance with Section 9.90.

SECTION 7A.50    TRANSITION STRIPS:

See Section 6A.40.

SECTION 7A.60    DIMENSIONAL REQUIREMENTS:

In accordance with Section VIII.