

Sec. 29-117. - I-4 industrial.

- (a) *General description and intent.* This section applies to the I-4 industrial district. This industrial district is intended to provide for industrial, manufacturing, warehousing or distribution purposes in Jefferson Industrial Park and the Harbor Industrial District.
- (b) *Permitted uses.* Industrial, manufacturing, warehousing or distribution facilities are permitted in this district.
 - (1) Use permitted on review: Day care center.
- (c) *Use limitations.* Any establishments devoted primarily to the retail sale of merchandise or to the furnishing of services to the general public is prohibited. No land or premises shall be used for the manufacture, storage, distribution or sale of any materials or products which shall increase the insurance rates of adjoining property or for any purposes which constitute a nuisance in the generally accepted definition of that term.
- (d) *Parking requirements.* On-site parking space for employees, customers and visitors shall be provided. Public streets shall not be used for parking. The surface of all driveways and permanent parking areas shall be of concrete, asphalt, or other bituminous material. Parking requirements outlined in article V, division 2 shall not be applicable to this district.
- (e) *Loading and unloading facilities.* Truck docks must be so situated that trucks, tractors, trailers or any combination thereof may not, while being either loaded or unloaded, project beyond the right-of-way of any street bordering the property.
- (f) *Screening and landscaping.* Screening and landscaping shall be provided pursuant to respective restrictive covenants.
- (g) *Signs.* Billboard posters and other advertising signs are prohibited, except those signs which identify the property owner's facility.
- (h) *Area regulations.* Buildings erected within this district shall not be closer than seventy-five (75) feet from the right-of-way line of primary arterial streets, fifty (50) feet from other street rights-of-way and twenty-five (25) feet from side property lines of individual tracts.

(Ord. No. 4807, as amended, § 22(A), 2-2-81; Ord. No. 6092, § 2E, 6-7-04)