

## ARTICLE XII

### GI GENERAL INDUSTRIAL DISTRICT

1201. PURPOSE. To provide for a wider range of industries and related uses than the LI District. To require compliance with the performance standards of Article XVI of this Ordinance to prevent nuisances and to protect the public health and safety.
1202. PERMITTED BY RIGHT USES. Only the following are permitted by right uses in the GI District, provided that the requirements for specific uses in Article XV are met:
1. Offices
  2. Packaging and Bottling Operations, without on-lot retail sales
  3. Manufacture and Assembly of Electrical and Electronic Machines, Supplies and Equipment
  4. Finishing, Grinding, Polishing, Stamping or Heat Treating of Products
  5. Manufacture of Jewelry, Precision Instruments, Optical Goods and similar products
  6. Manufacture and Assembly of Products from Wood or Previously Prepared Materials, such as glass, leather, cellophane, textiles, rubber or synthetic rubber
  7. Package Delivery Services
  8. Manufacture of Textiles, Apparel, Shoes and Apparel Accessories
  9. Manufacture of Food Products (but not including a slaughterhouse, meat packing plant, stockyard, animal husbandry or animal feed mill)
  10. Welding
  11. Sales and Rental of Industrial Equipment, other than vehicles primarily intended for use on public streets
  12. Manufacture of Transportation Equipment
  13. Manufacture of Manufactured or Modular Housing
  14. Manufacture of Paper and Cardboard Products (but not including a paper mill)
  15. Manufacture of Glass and Glass Products
  16. Finishing of Previously Prepared Resin, Vinyl, Polymer, Plastic or Rubber Products
  17. Manufacture of Leather, Clay and Pottery Products
  18. Warehousing\* or Distribution, but not including a truck terminal as a principal use
  19. Manufacture of Fabricated Metal Products (except Ammunition or Explosives)
  20. Manufacture of Pharmaceuticals
  21. Auto Service Station\*, provided it is a minimum of 300 feet from the lot line of any existing dwelling or residential district. This use shall not include facilities primarily intended to serve tractor-trailer trucks.
  22. Exercise Club
  23. Recycling Collection Center\*
  24. Heliport\*
  25. Commercial Communications Tower\*
  26. Self-Storage Development\*

27. Financial Institution\*
28. College, University or Trade School
29. Photo finishing Labs
30. Wholesale Sales\*
31. Testing and Repair of Manufactured Products
32. Outdoor Storage as Accessory to a Permitted Use\*\*
33. Manufacture and Assembly of Microelectronic Components
34. Lumber Yard and/or Building Supply Sales (not including asphalt or cement processing)
35. Commercial Forestry\*

\*See additional requirements in Section 1502.

\*\*See additional requirements in Section 1503.

1203. SPECIAL EXCEPTION USES. Only the following are permitted by special exception uses in the GI District, provided that the requirements for specific uses in Article XV and the performance standards of Article XVI are met:

A. The following uses, provided that all manufacturing and storage facilities will be setback a minimum of 400 feet from any residential district boundary or existing dwelling:

1. Manufacture of Soaps, Detergents, Paints, Varnishes or Enamels
2. Manufacture of Natural or Synthetic Rubber Products
3. Manufacture of Plastics, Polymers, Resins or Vinyl
4. Bulk Manufacture of Chemicals that are not highly hazardous
5. Manufacture of Paving or Roofing Materials, including asphalt
6. Bulk Storage of Fuel
7. Manufacture of Cement, Gypsum, Concrete or Plaster Products
8. Target Range\*
9. Abrasive or Nonmetallic Mineral Products
10. Primary (as opposed to fabricated) Metal Products
11. Tire Retreading
12. Mineral Extraction\*
13. Animal Feed Mill
14. Junkyard\*
15. Airport or Heliport\*
16. Criminal Treatment Center
17. Municipal Sewage Treatment Plant
18. Truck Terminal\*

\*See additional requirements in Section 1502.

B. Other Industrial Activities involving processing, distribution, recycling, cleaning,

assembling, packaging, conversion, production, repair or testing of materials or products if the applicant clearly proves to the satisfaction of the Zoning Hearing Board that the use would have a character similar to permitted by right and special exception uses, but not including uses that are specifically prohibited.

1204. CONDITIONAL USES. The following are conditional uses on minimum lot size of fifty (50) acres and all structures for these uses must be setback from the ultimate road right of way line and from any residential district at a minimum distance of 2900 feet in the GI District, provided that all other requirements of this Ordinance are met:

1. Tar Distillation or Manufacture
2. Coke Oven
3. Creosote Treatment or Manufacture
4. Explosives, Fireworks, Ammunition and Gunpowder Manufacture or Bulk Storage (except storage within a U. S. military or State-owned facility)
5. Incineration, Reduction, Distillation, Storage or Dumping of Slaughterhouse Refuse, Rancid Fats, Garbage, Bones, Dead Animals or Offal (see incineration of waste as part of a Solid Waste Disposal Facility)
6. Bulk Manufacture of Hazardous Chemicals, including but not limited to the following acids: hydrochloric, nitric, picric, sulfuric, sulphurous or carbolic
7. Oilcloth Manufacture
8. Raw Paper or Pulp Mill
9. Petroleum or Kerosene Refining or Distillation
10. Potash Work
11. Stock Yard, Slaughterhouse or Meat Packing Plant
12. Adult Movie Theater\*, Adult Bookstore\*, Cabaret\* or Massage Parlor\*
13. Solid waste disposal facility\*
14. Electric generation plants

1205. SPECIFICALLY PROHIBITED USES. All uses not specifically permitted are prohibited, unless their allowance is implied by a closely similar use. The following uses are very specifically prohibited in the GI District as principal and/or accessory uses:

A. All uses are prohibited that would have a serious threat of future inability to comply with the performance standards of this Ordinance, as stated in Article XVI.

B. All of the following uses are prohibited:

1. Residential Uses

1206. LOT AND SETBACK REGULATIONS. The following lot and setback regulations shall apply to uses in the GI District, unless a more restrictive requirement is stated in Article XV (for a particular use) or elsewhere in this Ordinance. See also the special setback requirements for certain special exception and conditional uses.

- A. Information. The applicant shall present information on the approximate number of employees and shifts that are expected. Also, the applicant shall present information on the approximate amount of tractor-trailer truck traffic that is expected.
- B. Minimum Lot Area. 2 acres, except:
  - 1. 1 acre for any lot limited by deed restriction to non-industrial uses,
  - 2. 5 acres for any special exception use.
- C. Minimum Lot Width. 200 feet, except:
  - 1. 300 feet at the existing right-of-way line of any arterial street which an individual lot will have a driveway entering directly onto.
  - 2. 150 feet for any lot limited by deed restriction to non-industrial uses.
- D. Minimum Lot Depth. 120 feet
- E. Minimum Front Yard Setback. 50 feet from the future street right-of-way.
- F. Paved Area Setbacks. See Section 1703.G.
- G. Maximum Building Coverage. 40%
- H. Maximum Impervious Coverage. 65%
- I. Minimum Side Yard. 20 feet for both principal and accessory structures and uses.
- J. Minimum Rear Yard. 30 feet, for both principal and accessory structures and uses, except as provided for in Sections 1308.L. and 1308.M.
- K. Maximum Height. 80 feet, with a maximum of 3 stories suitable to be routinely occupied by humans.
- L. Enclosed Structures. All manufacturing shall occur within completely enclosed structures.
- M. Setback from Expressway and Arterial Streets 50 feet minimum from the future right-of- way for all buildings.
- N. Setbacks from a Residential District or Lot Line of an Existing Dwelling on a Lot of Less than 5 Acres, 80 feet minimum for any building, except as follows:

1. Any industrial use or area routinely used for the movement, parking or storage of tractor-trailer trucks or refrigerator trucks shall be setback a minimum of 200 feet from any residential zoning district boundary or the lot-line of an existing dwelling which is on a lot of less than 5 acres; unless such areas are separated by an expressway.
2. Reduction of Setback. A 200 feet wide minimum setback under this Section may be reduced to 120 feet if the business use provides an earthen berm as a buffer that meets the following conditions:
  - a. Minimum height: an average of 5 feet above the average finished ground level on the residential side of the berm.
  - b. Maximum side slopes: 3 horizontal to 1 vertical.
  - c. Evergreen plantings are required as specified for buffer yards in Section 1404, with the plantings placed on the top or on the residential side of the berm.

1207. ADDITIONAL REQUIREMENTS.

- A. Parking. See Article XVII.
- B. Signs. See Article XVIII.
- C. Site Plan Review. See Section 1911.A., which requires site plan review by the Planning Commission for nonresidential building expansions and parking lots.
- D. Buffer Yards and Screening. See Section 1404.D.
- E. Performance Standards. See Article XVI, especially Section 1611 "Noise Standards."
- F. Uses With On-Lot Sewage. See Article XVI.
- G. Multiple Use Buildings. See Section 1402.B.
- H. Utilities. All commercial, industrial and institutional uses shall be served by both public water and public sewer service.