

Exhibit A1 – Zoning Ordinance

2.4(14) L-Light Industrial District

- a) The Light Industrial District represents industrial uses that engage in light manufacturing and processing activities that generally are not considered dangerous to nearby residential or commercial areas. No residential uses, aside from plant caretaker's/watchman's quarters, are allowed in this District.
- b) Premises may be used for the following purposes:
- Automobile, truck and machinery repair shops
 - Railroad stations and service yards
 - Car sales
 - Gasoline filling stations
 - Dry cleaning and laundry self service and/or pick up stations
 - Manufacturing of articles to be sold exclusively on the premises
 - Off-street parking facilities
 - Publishing, printing plants
 - Warehouse
 - Manufacture of clothing, candy, ice cream, bedding material
 - Product distribution centers not related to on-site heavy industrial manufacturing
 - Lumber yards
 - Carpentry shop
 - Animal hospital
 - Pipe yard
 - Storage yards
 - Salvaging yard (auto, scrap metal)
 - Canning and preservation of foods
 - Bottling plant

- Transportation and truck terminals
 - Sheet metal, welding, machine shop
 - Vegetable packing plant
 - Manufacture and storage of concrete and brick products, furniture and wood products, light metal frames, and electronic parts
 - Blacksmith shop
 - Storage (only) of petroleum and similar products
 - Junk yard and auto wrecking provided that all of these uses when located outside the confines of an enclosed and secured building shall be screened from public view by wall and/or fences or other screening of not less than 6 feet in height in a manner that will shield said item from public view.
 - Other light manufacturing and processing approved by the Planning and Zoning Commission
 - Caretaker's Quarters
 - Truck sales and service
 - Any accessory use is permitted as long as the guidelines stated in Section 3 of this Ordinance are met.
- d) A minimum open front yard of 10 feet in depth. Front yard may contain signs and driveways but shall not be hard-surfaced for parking. Front yard shall be maintained as an open landscaped area.

Building setback shall be a minimum of 25 feet from road rights of way and adjacent buildings.

A side-yard of not less than 25 feet shall be provided for any building where there is adjacent residential housing or zoning.

A side yard of not less than 15 feet shall be provided for any building where there is adjacent commercial zoning.

A rear-yard of not less than 30 feet when there is adjacent residential housing or zoning in back of an L District. A rear yard of not less than 20 feet shall be provided for any building where there is adjacent commercial or residential zoning.

All exterior lighting shall be focused downward and away from adjacent properties.

- e) There will be no minimum or maximum lot area requirements.

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2.4(15) H-Heavy Industrial District

- a) The Heavy Industrial District represents industrial uses that engage in manufacturing or processing activities that are generally considered nuisance generating and/or potentially dangerous to residential or commercial areas. Therefore, residential and most commercial uses are prohibited in this District.
- b) Premises may be used for the following purposes:
- Any use permitted in L District
 - Caretaker's quarters
 - Manufacturing of chemical products
 - Smelters
 - Processing of metal (steel, aluminum) products and by-products, along with other processing systems that may involve the continued use and storage of chemicals, cleaners, and by-products.
 - Petroleum processing and animal slaughterhouses
 - Other heavy industrial uses as approved by the Planning and Zoning Commission
 - Paper and products mill
- c) Any accessory use is permitted as long as the guidelines stated in Section 3 are met.
- d) A minimum open front yard of 15 feet in depth. Front yard may contain signs and driveways but shall not be hard-surfaced for parking. Front yard shall be maintained as an open landscaped area. Minimum **building setback** shall be 35 feet.
- A side yard of not less than 25 feet shall be provided.
- A rear yard of not less than 35 feet shall be provided.
- All exterior lighting shall be focused downward and away from adjacent properties
- e) There will be no minimum or maximum lot area requirements.

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