

VILLAGE OF CARO ZONING ORDINANCE

ARTICLE 13 I-2 GENERAL INDUSTRIAL DISTRICTS

Section 1300 INTENT:

General Industrial Districts are 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 semi-finished or finished products from raw materials as well as from previously prepared material.

Section 1301 PRINCIPAL USES PERMITTED:

In an I-2 General Industrial District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Any principal use first permitted in an I-1 District.
2. Heating and electric power generating plants.
3. Any of the following production or manufacturing uses (not including storage of finished products) provided that any structures or storage areas are located not less than eight hundred (800) feet from any Residential District and not less than three hundred (300) feet from any other district.
 - a. Blast furnace, steel furnace, blooming or rolling mill.
 - b. Manufacture of corrosive acid or alkali, cement, lime, gypsum or plaster of paris.
 - c. Petroleum or other inflammable liquids, production, refining, or storage.
 - d. Smelting of copper, iron or zinc ore.
4. Any other use which shall be determined by the Village Council, after recommendation from the Planning Commission, to be of the same general character as the above permitted uses in Section 1201. The Village Council, after recommendation from the Planning Commission, may impose any required setback or performance standards so as to insure public health, safety and general welfare.

5. Accessory buildings and uses customarily incidental to any of the above permitted uses.

Section 1302 DESIGN REQUIREMENTS:

All storage shall be in the rear yard and shall be completely screened with an obscuring wall or fence, not less than six (6) feet high, or with a chain link type fence and a greenbelt planting so as to obscure all view from any adjacent residential, office, or business district or from a public street.

Section 1303 AREA AND BULK REQUIREMENTS:

See ARTICLE 17 — SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land uses, and providing minimum yard set-back requirements.

Section 1304 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

1. Outdoor Theaters, subject to the conditions of Section 2502.19.
2. Correctional facilities, subject to the conditions of Section 2502.8.
3. Communication towers affixed directly to the ground, subject to the conditions of Section 2502.6.
4. Communication towers affixed to existing structures, subject to the conditions of Section 2502.5.
5. Overhead or underground lines and necessary poles and towers to be erected to service primarily those areas beyond the Village. Such review shall consider abutting property and uses as they relate to easements, rights-of-way, and overhead lines, poles and towers and further, shall consider injurious effects on property abutting or adjacent thereto and on the orderly appearance of the Village. Essential services primarily for residents of the Village of Caro shall be subject to the provisions of Section 1901.
6. Accessory buildings and uses customarily incidental to any of the above permitted uses.