

Section 10.1 Purpose

The intent of this District is to provide for a variety of industrial uses which are compatible with the rural nature of Florence Township. The lack of public utilities makes the provision of intensive manufacturing impractical, thus the emphasis on light manufacturing and other industrial uses.

Section 10.2 Permitted Uses

Land and/or buildings in the I District may be used for the following purposes by right:

- A. Manufacture, compounding, processing, packaging, treating and assembling from previously prepared materials in the production of:
 - 1. Food products including meat, dairy, fruit, vegetable, sea-food, grain, bakery, confectionary, beverage and kindred foods.
 - 2. Textile mill products including woven fabric, knit goods, dyeing and finishing, floor coverings, yarn and thread and other textile goods.
 - 3. Apparel and other finished products made from fabrics, leather goods, fur, canvas and similar materials.
 - 4. Lumber and wood products including millwork, prefabricated structural wood products and containers, not including logging camps.
 - 5. Furniture and fixtures.
 - 6. Paperboard containers, building paper, building board, and bookbinding.
 - 7. Printing and publishing.
 - 8. Chemical products such as plastics, perfumes, synthetic fibers.
 - 9. Manufacturing of engineering, measuring, optic, medical, lenses, photographic and similar instruments.
 - 10. Jewelry, silverware, toys, athletic, office and tobacco goods, musical instruments, signs and displays, lampshades, and similar manufacturing.
- B. Wholesale and Warehousing Establishments, including;
 - 1. Automotive Equipment

2. Drugs
 3. Chemicals
 4. Dry Goods
 5. Apparel
 6. Food
 7. Farm Products
 8. Electrical Goods
 9. Hardware
 10. Machinery
 11. Equipment
 12. Metals
 13. Paper Products and Furnishings
 14. Lumber and Building Products
 15. Furniture and Home Furnishings
 16. Truck Terminals and any commodity the manufacture of which is permitted in this District
- C. Laboratories including experimental, film, and testing.
- D. Trade or industrial schools and veterinary hospitals or clinics.
- E. Motor freight terminal including garaging and maintenance of equipment. Freight forwarding, packing, and crating services.
- F. Central dry cleaning plant.
- G. Municipal buildings, public service buildings.
- H. Power Utility Uses: Electricity regulating substation, and pressure control substation, and pressure control station for gas, water and sewage.
- I. Office buildings for any of the following: executive, administrative, professional, accounting, clerical or stenographic, and drafting.
- J. Tool and die manufacturing facilities.
- K. Automobile repair establishments, including body shops.
- L. Accessory buildings and uses customarily incidental to the above Principal Permitted Uses and subject to Section 2.18, County and State health and safety requirements, and any other related, relevant language.

Section 10.3 Special Land Uses

The following Special Uses may be approved by the Planning Commission subject to the applicable standards in Article 14.

- A. Waste treatment facilities.
- B. Water supply and treatment facilities.
- C. Waste disposal facilities, including incinerators and sanitary transfer station.
- D. Private non-commercial recreation.
- E. Airports and Landing fields.
- F. Restaurants or other eating or drinking establishments which provide food or drink on the premises, not including drive-in establishments.
- G. Contractors' yards, building materials storage.
- H. Lumberyards.
- I. Financial Institutions (Banks, Savings and Loans or Credit Unions).
- J. Junk Yards, Salvage Yards.
- K. Dog Kennels, subject to Section 14.09 U.
- L. Commercial television, radio, and micro-wave transmission, receiving, and relay towers for lease, use of customers, or other commercial purposes, subject to Section 14.08 aa.
- M. Communication Tower

Section 10.4 District Regulations

As required in Article 12.

Section 10.5 Parking

As required in Article 16.

Section 10.6 Signs

As required in Article 15.

Section 10.7 Site Plan Reviews

For all uses permitted in the I Industrial District, a site plan in accordance to any and all relevant requirements in Article 14 shall be submitted. No building permit shall be issued until the Florence Township Board has approved the site plan after recommendation from the Florence Township Planning Commission in accordance with Article 14.

Section 10.8 Additional Regulations

- A. Except for landscape improvements and necessary drives and walks, the required front yard shall not be used for loading, storage, or accessory structures. Side and rear yards, except for a strip along the lot boundary ten (10) feet in width, may be used for parking and loading but not for storage. The side or rear yard may be eliminated where a railroad service to the site is obtained at the edge of the lot.
- B. When the side or rear yard areas abut land within a residential district and when such areas are to be used for parking, loading, unloading or servicing, then such side and rear yard areas shall be effectively screened by a solid, uniformly finished wall or fence. Such wall or fence shall be at least six (6) feet in height, but in no case shall the fence or wall be lower than the enclosed parking, loading, or servicing activity to be screened.
- C. For all permitted uses and special uses in the I Industrial District, municipal water, sewer and/or on-site waste remediation will be considered and may be required by the Florence Township Planning Commission and Township Zoning Administrator during the Site Plan Review process when it is assumed and/or determined there will be use of, production of, or disposal of chemicals, hazardous waste and/or hazardous substances.

