

ARTICLE 15. IC - CONTROLLED INDUSTRIAL DISTRICT

PREAMBLE

The IC Controlled Industrial District is established 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 IC District is so structured as to permit, in addition to IR Restricted Industrial uses, the manufacturing, procession and compounding of semi-finished or finished products from raw materials.

SECTION 1500. PERMITTED USES

- A. Any permitted use permitted in an IR District.
- B. Heating and electric power generating plants, and all necessary uses.
- C. Any production, processing, cleaning, servicing, testing, repair, or storage of materials, goods, or products which shall conform with the performance standards set forth in ARTICLE 20, "Performance Standards".
- D. Other uses similar to the above uses, as determined by the Planning Commission following review and findings of fact.
- E. Accessory buildings and uses customarily incidental to any of the above permitted uses when located on the same property. (See Section 323).

SECTION 1501. GREENBELT AND SCREENING REQUIREMENTS

When a use permitted in an industrial district abuts a district permitting a residential use or contains outdoor storage of any commercial or industrial vehicles, materials, wastes, or similar material, a greenbelt shall be provided along all sides abutting the residential district and around all outdoor storage areas view of public roadways, in accordance with Section 300.

SECTION 1502. SPECIAL LAND USES

- A. All special land uses permitted in the IR district.
- B. Junk & Salvage Yards (SECTION 1831).
- C. Incinerators and Energy Recovery Plants (SECTION 1825).
- D. Planned Unit Development (SECTION 1813).
- E. Concrete and Asphalt Plants (SECTION 1824).
- F. Landfills, Transfer Stations (SECTION 1819).
- G. All other uses not permitted elsewhere provided they conform to the Performance Standards of Article 20 of this Ordinance, the general standards for special land use approval in Article 18, and will not, in the opinion of the Planning Commission, be harmful to surrounding use or the orderly development of the district.

H. Accessory buildings and uses customarily incident to any of the above permitted uses.

The above special land uses shall be permitted only after proper notice has been given as required by State Law and after review and approval has been granted by the Planning Commission or Township Board. Approval shall be subject to the requirements and standards of Article 18 of this Ordinance and the submission of a site plan conforming to the requirements of Section 305 of this Ordinance.

SECTION 1503. SITE PLAN APPROVAL

A site plan shall be submitted for review and approval by the Planning Commission for any new use, addition to an existing use, structural alteration or substantial change in use. Site plan approval is required for all permitted uses and special land uses in this district. See Section 305.

SECTION 1504. DEVELOPMENT REGULATIONS

See Article 17, Schedule of District Regulations, for height, bulk, density, area, and setback requirements.