

I-1 INDUSTRIAL DISTRICT

§ 150.120 PROVISIONS.

(A) No activity involving the storage, utilization, or manufacture of materials or products which decompose by detonation shall be permitted unless specifically approved by the city council, and then only in the I-1 or I-2 Districts. The activity shall be conducted in accordance with the rules promulgated by the state fire marshal. The materials shall include, but are not limited to, all primary explosives such as lead azide, lead styphnate, fulminates, and tetracene; all high explosives such as TNT, RDX, HMX, PETN, and picric acid; propellants and components thereof, such as nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate, and potassium nitrate; blasting explosives such as dynamite and nitroglycerin, unstable organic compounds such as acetylides, tetrazoles, and ozonides; strong oxidizing agents such as liquid oxygen, perchloric acid, perchlorates, chlorates, and hydrogen peroxide in concentrations greater than 35%; and nuclear fuels, fissionable materials and products; and reactor elements such as uranium 235 and Plutonium 239.

(B) The restrictions of this section shall not apply to:

(1) The activities of site preparation or construction, maintenance, repair, alteration, modification, or improvement of buildings, equipment, or other improvements on or within the lot line;

(2) The operation of motor vehicles or other facilities for the transportation of personnel, materials, or products;

(3) Conditions beyond the control of the user such as fire, explosion, accidents, failure or breakdown of equipment or facilities, or emergencies; and

(4) Safety or emergency warning signals or alarms necessary for the protection of life, limb, or property. (Ord. 1978-4, passed 3-21-78)

§ 150.121 USES PERMITTED BY SPECIAL EXCEPTION.

All uses within the I-1 Industrial District shall be allowed by special exception only. These shall include enclosed industrial uses and open industrial uses and such other uses as the board shall deem acceptable. (Ord. 1978-4, passed 3-21-78)

§ 150.122 MINIMUM AREA OF LOT.

There shall not be a minimum lot area for uses by special exception. (Ord. 1978-4, passed 3-21-78)

§ 150.123 MINIMUM WIDTH OF LOT.

There shall not be a minimum lot width for uses by special exception. (Ord. 1978-4, passed 3-21-78)

§ 150.124 MINIMUM FRONT YARD.

Minimum front yards for uses by special exception shall be 25 feet from the front lot line or 55 feet from center of street whichever is greater. (Ord. 1993-8, passed 11-2-93)

§ 150.125 MINIMUM SIDE YARD.

Minimum side yard for all uses by special exception when adjacent to business district - 10 feet.

Minimum side yard for all uses by special exception when adjacent to residential district - 15 feet. (Ord. 1993-8, passed 11-2-93)

§ 150.126 MINIMUM REAR YARD.

Minimum rear yard for all uses by special exception shall be 20 feet. (Ord. 1993-8, passed 11-2-93)

§ 150.127 MAXIMUM HEIGHT OF BUILDINGS.

Maximum height of buildings for uses by special exception shall be 80 feet for both enclosed and open industrial uses. (Ord. 1978-4, passed 3-21-78)

§ 150.128 STANDARDS.

(A) Smoke.

(1) For enclosed industrial use the emission of more than 70 smoke units per hour per stack and emissions in excess of Ringelmann No. 2 are prohibited, except that for one hour during any 24-hour period this rate may be increased to 80 smoke units per hour per stack up to and including Ringelmann No. 3, for the purposes of process purging, soot blowing, and fire cleaning.

(2) For open industrial use the emission of more than 90 smoke units per hour per stack and emission in excess of Ringelmann No. 3 are prohibited, except that for a one-hour period during any 24-hour period this rate may be increased to 120 smoke units per hour per stack, still at Ringelmann No. 3, for purposes of process purging, soot blowing, and fire cleaning.

(B) Particulate Matter. The rate of emission of particulate matter from an individual process within the boundaries of any lot shall not exceed a figure of 0.06 pounds per 1,000 pounds of effluent gas for enclosed industrial use, nor 0.2 pounds per 1,000 pounds of effluent gas for open industrial use. For enclosed industrial use and open industrial use not more than 50% by weight of particles larger than 44 microns (325 mesh) shall be allowed.

(C) Odor. Any enclosed or open industrial activity or operation which releases odors to the atmosphere shall be so controlled as to insure that it will produce no public nuisance or hazard at or beyond the nearest residence or business district boundary line.

(D) Poisonous and injurious fumes and gases. The emission of toxic or injurious fumes and gases shall be controlled so as to comply with the following:

(1) The emission from any source shall not cause, at or beyond any lot line, concentrations of toxic and injurious fumes and gases in excess of 10% for an enclosed industrial use, and 25% for an open industrial use, of the threshold limit as set for the fume or gas in question in the "Threshold Limit Values for Toxic Materials in Industry" issued by the Indiana State Department of Health, from the American Conference of Governmental Hygienists, latest issue.

(2) The emission of any gas or fumes across lot lines in such concentrations as to be detrimental to or endanger public health, safety, comfort, and welfare, or cause injury or damage to property or business, is prohibited.

(E) Glare and heat. No enclosed or open industrial operation, activity, or structure shall cause heat or glare in such a manner as to be a public nuisance at or beyond any residence or business district boundary.

(F) Vibration.

(1) Any enclosed or open industrial use creating intense earthshaking vibrations such as are created by a heavy drop forge shall be set back from a residence district boundary at least 250 feet, or at least 150 feet from a business district boundary.

(2) Earthshaking vibrations at the industrial property line shall not be in violation of this chapter as long as the vibration is not perceptible without the aid of instruments.

(G) Noise. At no point 125 feet from the boundary of an I-1 or I-2 District, or any district which permits enclosed industrial use, shall the sound pressure level of any operation or plant (other than background noises produced by sources not under the control of this chapter) exceed the decibel limits in the octave bands designated below:

Octave Band Frequency* (Cycles Per Second)	Maximum Permitted Sound Level* (In Decibels) 125 Feet From District Adjoining Residence District Boundaries		Maximum Permitted Sound Level* (In Decibels) 125 Feet From District Adjoining Business District Boundaries	
	<u>Enclosed Use/Open Use</u>		<u>Enclosed</u>	<u>Use/Open</u>
<u>Use</u>				
0 to 75	75	75	80	81
75 to 150	70	70	75	76
150 to 300	65	66	70	72
300 to 600	59	62	64	68
600 to 1200	53	57	58	63
1200 to 2400	48	53	53	59
2400 to 4800	48	49	49	55
Above 4800	41	45	46	51

*Sound levels shall be measured with a sound-level meter and associated octave band analyzer or filter, manufactured in compliance with standards prescribed by the American Standards Association.

(H) Fire hazards. The storage, utilization, or manufacture of solid materials or products ranging from incombustible to moderate burning is permitted. The storage, utilization, or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted, provided the following conditions are met:

(1) For enclosed industrial use and open industrial use the materials shall be stored, utilized, or manufactured in such a manner and protected by such means as approved by the state fire marshal.

(2) For enclosed industrial use and open industrial use the storage, utilization, or manufacture of flammable liquids or gases which produce flammable or explosive vapors shall be permitted in accordance with the following table (exclusive of storage of finished products in original sealed containers). Distances shown are to nearest adjoining property lines which may be built upon:

*When flammable gases are stored, utilized, or manufactured and measured in cubic feet, the quantity in cubic feet (at STP) permitted shall not exceed 300 times the quantities listed in the table below:

Flammable liquid storage

<u>Capacity of Tank (Gallons)</u>	<u>Class of* Flammable Liquid</u>	<u>Distance (Feet)</u>
0 to 275	III	0
276 to 750	III	5
0 to 750	I, II	10
751 to 12,000	III	10
751 to 12,000	I, II	15
12,001 to 24,000	I, II, III	15
24,001 to 30,000	I, II, III	20
30,001 to 50,000	I, II, III	25

Tanks in excess of 50,000 gallons, and those for storage of crude petroleum, shall be at a distance of 3 times the greatest dimension of the diameter or height of tank, except that distance shall not be less than 20 feet and need not exceed 350 feet.

*NFPA Classes of flammable liquids

Class I flash point below 20°F.

Class II flash point below 70°F.

Class III flash point above 70°F.

(I) Water and stream pollution. The disposal of washes discharged into public streams and sewage systems shall meet the requirements of the Stream and Pollution Control Law of the State of Indiana (Chapter 214, Acts of 1943, as amended). (Ord. 1978-4, passed 3-21-78)

I-2 INDUSTRIAL EXPANSION DISTRICT

§ 150.130 PROVISIONS.

The provision requirements described in §150.120 shall apply to this zone district. (Ord. 1978-4, passed 3-21-78)

§ 150.131 USES PERMITTED BY SPECIAL EXCEPTION.

All uses within I-2 Industrial Expansion District shall be allowed by special exception only. These shall include enclosed industrial uses and open industrial uses, and such other uses as the board shall deem acceptable. (Ord. 1978-4, passed 3-21-78)

§ 150.132 MINIMUM AREA OF LOT.

Minimum lot area for users by special exception shall be approved by the board. (Ord. 1978-4, passed 3-21-78)

§ 150.133 MINIMUM WIDTH OF LOT.

Minimum lot width for uses by special exception shall be approved by the board. (Ord. 1978-4, passed 3-21-78)

§ 150.134 MINIMUM FRONT YARD.

Minimum front yards for uses by special exception shall be approved by the board. (Ord. 1978-4, passed 3-21-78)

§ 150.135 MINIMUM SIDE YARD.

Minimum side yards for uses by special exception shall be approved by the board. (Ord. 1978-4, passed 3-21-78)

§ 150.136 MINIMUM REAR YARD.

Minimum rear yards for uses by special exception shall be approved by the board. (Ord. 1978-4, passed 3-21-78)

§ 150.137 MAXIMUM HEIGHT OF BUILDINGS.

Maximum height of buildings for uses by special exception shall be approved by the board. (Ord. 1978-4, passed 3-21-78)

§ 150.138 STANDARDS.

The standards required of enclosed industrial uses in this zone district shall be the same as those described in §150.128. (Ord. 1978-4, passed 3-21-78)