

BUSINESS DISTRICT

Sec. 46-192. Incidental uses.

In addition to the principal uses listed, it is the intent of this article to permit the following uses customarily incidental to such principal uses; any of the following uses is permitted on the same lot with the principal use to which it is incidental:

(1) *Accessory uses* .

- a. *Storage of vehicles* . Storage of customer, client, or operator-owned vehicles.
- b. *Storage of goods* . Storage of supplies, stock and merchandise within a completely enclosed building.
- c. *Manufacture and repair* . Manufacturing and repair facilities incidental to principal use, subject to the following limitations:
 1. Floor space so used shall not exceed Twenty-five percent of the total floor space devoted to the principal use;
 2. No motive power other than electricity shall be used;
 3. No motor used on any machine for manufacturing or repair shall exceed One horsepower; and
 4. All operations shall be conducted so that no dust, odor, smoke, noise, vibration, heat or glare created by such operation is perceptible from any boundary line of the lot on which the principal use is located.

(2) *Signs* . *Signs* incidental to a permitted principal use shall be permitted in this district, subject to the following limitations: The total area of all exterior *signs* on any lot shall not exceed One square foot for each lineal foot of street line at the front of such lot, nor shall the total area of any single *sign* exceed Two Hundred square feet. For any *sign* consisting of silhouette letters or other irregular shapes, the area of the *sign* shall be taken as the area of the circumscribing rectangle. Any *sign* designed to be read from Two opposite directions shall be considered to be Two *signs* of equal area. No *sign* shall be located within Fifty feet of the R-1 or PK districts, if visible from such district. No *sign*, other than directional *signs* for parking lots, shall project into any required front yard more than One foot. The subject matter of any *sign* shall be limited to the name of the establishment, or the name of the operator or proprietor of the establishment, or a description or enumeration of the merchandise sold or the services rendered. Pennants, streamers, and other moving or fluttering eye catching devices shall not be deemed to be permitted *signs* and any such representation on *signs* is prohibited, and the source of any illumination shall not be directly visible. Provided, however, that in an integrated shopping center in which there is a street line Five Hundred feet or more in length, there is permitted in addition to the *signs* permitted heretofore, One *sign* not to exceed Three Hundred square feet in area for each full Five Hundred feet of street line, on which *sign* may be displayed only the name of the shopping center. The design of all *signs* shall be approved by the Plan Commission.
(Ord. No. 121, § 8.3, 12-9-1981)

INDUSTRIAL DISTRICT

Sec. 46-236. Incidental uses.

In addition to the principal uses listed, it is the intent of this article to permit the following uses customarily incidental to such principal uses; any of the following uses is permitted on the same lot with the principal use to which it is incidental:

(1) *Accessory uses* .

- a. Accessory storage of materials; provided that all storage areas must be within buildings or be screened by walls or plantings so that they cannot be seen from the boundaries of any residential, business or park district from a vantage point or point of sight at an elevation no greater than the elevation of the storage yard.
- b. One dwelling unit for a caretaker.
- c. Gate house.
- d. Security guard's post.
- e. Offices.
- f. Parking areas.
- g. Walls and fences not more than Ten feet high, except where necessary to comply with subsection (1)a of this section.

(2) **Signs** . **Signs** incidental to a permitted principal use shall be permitted in this district, subject to the following limitations: The total area of all exterior **signs** on any lot shall not exceed One square foot for each lineal foot of street line at the front of such lot, nor shall the total area of any single **sign** exceed Two Hundred square feet. For any **sign** consisting of silhouette letter or other irregular shapes, the area of the **sign** shall be taken as the area of the circumscribing rectangle. Any **sign** to be read from Two opposite directions shall be considered to be Two **signs** of equal area. No **sign** shall be located within Fifty feet of an R-1 or PK district if visible from such district. The subject matter of any **sign** shall be limited to the name of the establishment or the name of the operator or proprietor of the establishment, or a description of the products produced or processed on the premises. Flashing **signs**, intermittent illumination, or animated representation on a **sign** is prohibited, and the source of any illumination shall not be directly visible.

(Ord. No. 121, § 9.10, 12-9-1981)