

SECTION XIII. INDUSTRIAL DISTRICTS.

- A. In Industrial Districts, no new building or structure shall be constructed or used, in whole or in part, and no building or structure, or part thereof, shall be altered, enlarged, reconstructed or used, and no land shall be used, for any purpose except:
1. Any purpose or accessory use which is authorized in Single Residence, General Residence, Educational or Business Districts;
 2. Light manufacturing and assembly;
 3. Dry cleaning establishment where chemical solvents are used on the premises;
 4. Motor vehicle sales and service;
 5. Motor vehicle body repair and/or painting shop;
 6. Sale or rental of trailers, boats or recreational vehicles;
 7. Sale or rental of tools and/or equipment involving out door storage;
 8. Retail sales where one or more items for sale or rent are kept outside a building;
 9. Sale of products or items from trailers and vehicles subject to the provisions of SECTION XVI., D.
 10. Such accessory uses as are customary in connection with any of the uses enumerated in clauses 2, 3, 4, 5, 6, 7, 8, and 9 are incidental thereto; such as the temporary parking of motor vehicles of customers and clients patronizing a use allowed in the district; drive through windows where business is conducted from vehicles shall not be considered as a customary accessory use;
 11. Any of the following uses upon the granting of a special permit as provided in SECTION XXV.:
 - a. Automated or mechanical car wash;
 - b. Drive through windows where business is transacted from the vehicles of customers or patrons.
 12. Any additional use for which a special permit may be obtained in a specific case, as hereinafter provided in SECTION XXV. after the determination by the Special Permit Granting Authority that the proposed

use is similar to one or more of the uses specifically authorized by this Section.

- B. **PROJECT APPROVAL.**
The provisions of SECTION XVIA. PROJECT APPROVAL. shall apply.
- C. Off-street parking shall be provided in accordance with SECTION XXI.
- D. **FLOOR AREA RATIO:** The maximum floor area ratio as defined in SECTION IA. DEFINITIONS. shall be 0.30.
- E. **INCLUSIONARY ZONING:** The provisions of SECTION XVIB. INCLUSIONARY ZONING shall apply.