

1 June 2010 - Currently, our attorney is drafting an ordinance to enact these proposed code changes.

**Omitted "Special Use" re-vamped permitted uses.**

**MILAN MUNICIPAL CODE  
TITLE 4**

**C H A P T E R 2 9  
"I-1" LIGHT INDUSTRIAL DISTRICT**

**4-29-1. GENERAL DESCRIPTION.**

The Light Industrial District is intended to provide for the development of most types of Industry with regulations designed to protect adjacent properties.

**4-29-2. PERMITTED USES.**

- A. Apparel and other products manufactured from textiles
- B. Assembly of products from finished materials and parts
- C. Bottling and canning of soft drinks
- D. Cabinet making
- E. Food processing
- F. Fur repair and storage
- G. Laboratories
- H. Laundry, dry cleaning, dyeing except walk-in/drive-up Photo processing involving photo engraving
- I. Printing and binding
- J. Services, providing not more than 5% of the business comes from retail on-premise sales and except repair or reconditioning of any motor vehicles
- K. Wholesaling, warehousing and storage, except mini-warehousing
- L. Any other similar uses deemed to be consistent by the Zoning Officer upon consultation with the Planning Commission. Decisions of the Zoning Officer may be appealed to the Zoning Board of Appeals.

**4-29-3. PERMITTED ACCESSORY USES.**

- A. Offices
- B. Other accessory uses incidental to a permitted use

**4-29-4. PROHIBITED USES.**

- A. Uses prohibited in an Office/Research Park and Technology District, except Outdoor Advertising.
- B. Disposal or storage of toxic waste

**4-29-5. LOT AREA AND YARD REQUIREMENTS**

The following minimum requirements shall be observed for both primary and accessory building along with bufferyard requirements as described in Chapter 4-36-6. No accessory building shall be located in a front yard.

Height	Front Yard	Side Yard	Rear Yard	Other
45 ft.	1-3 stories - 20 ft if >3 stories - 40% of bldg height	15 ft	20 ft.	In accordance with Performance Standards

**Omitted "Special Use" re-vamped permitted uses.**

**MILAN MUNICIPAL CODE  
TITLE 4**

**CHAPTER 30  
"I-2" GENERAL INDUSTRIAL DISTRICT**

**4-30-1. GENERAL DESCRIPTION.**

The General Industrial District is intended to provide for manufacturing facilities not otherwise permitted in an I-1 District.

**4-30-2. PERMITTED USES.**

- A. Any use permitted in an I-1 District
- B. Asphalt/Central Ready Mix plant
- C. Automobile salvage and wrecking operations, and industrial metal and waste salvage operations and junk yards not less than two hundred feet (200') from any "B" District and one thousand feet (1,000') from any State or Federal highway enclosed on all sides with solid masonry wall at least twelve feet (12') high; no pile of salvage, scrap or other material shall be higher than twelve feet (12').
- D. Automobile, tractor trailer, farm implement assembly or manufacture
- E. Candle or sperm oil manufacture
- F. Cans and other types of containers manufacture
- G. Coffin manufacture
- H. Cooperage works
- I. Dyes, aniline, ink pigments and others manufacture
- J. Emery cloth or sandpaper manufacture
- K. Enameling, lacquering or japanning
- L. Fish curing, smoking or packing, fish oil manufacture or refining
- M. Flour, grain or feed milling or processing
- N. Freight terminal
- O. Gelatin, vegetable and animal manufacture
- P. Glass blowing and manufacture
- Q. Grain elevators
- R. Hair or hair products manufacture
- S. Hemp products manufacture
- T. Linoleum, oil cloth or oiled goods manufacture
- U. Lumber, preserving treatment, processing, sawmills and planing mills manufacture
- V. Machinery, heavy manufacture and repair
- W. Meat, packing and processing except slaughtering and glue and size manufacture, but not stockyards or slaughterhouses

- X. Metal stamping and extrusion of metal products manufacture and plating
- Y. Motor testing or internal combustion motors manufacture
- Z. Perfume manufacture
- AA. Pickle, sauerkraut, sausage manufacture
- AB. Porcelain products manufacture
- AC. Poultry slaughterhouse, Including packing and storage for wholesale
- AD. Recycling centers and stations
- AE. Rock crushing
- AF. Sandblasting or cutting
- AG. Scrap and salvage services
- AH. Shooting range
- AI. Stone and monument works employing power driven tools
- AJ. Wire or rod drawing - nut, screw or bolt manufacture
- AK. Any other similar uses deemed to be consistent by the Zoning Officer upon consultation with the Planning Commission. Decisions of the Zoning Officer may be appealed to the Zoning Board of Appeals.

**4-30-3. PERMITTED ACCESSORY USES.**

- A. Permitted accessory uses in an I-1 District
- B. Other uses incidental to a principal use

**4-30-4. PROHIBITED USES**

Any prohibited use in an I-1 District, except auto salvage yard and freight terminal.

**4-30-5. LOT AREA AND YARD REQUIREMENTS.**

The following minimum requirements shall be observed for both primary and accessory building along with bufferyard requirements as described in Chapter 4-36-6. No accessory building shall be located in a front yard.

Height	Front Yard	Side Yard	Rear Yard	Other
75 ft.	< 50 ft. - 20 ft. > 50 ft. - 40% of bldg height	15 ft	< 50 ft. - 20 ft. > 50 ft. - 30 ft.	In accordance with Performance Standards

**New Zoning District Proposed:**

**MILAN MUNICIPAL CODE  
TITLE 4**

**CHAPTER 31  
"I-3" HEAVY INDUSTRIAL DISTRICT**

**4-31-1. GENERAL DESCRIPTION.**

The Heavy Industrial District is intended to provide for large scale manufacturing facilities not otherwise permitted which have potential significant external impact to adjacent properties.

**4-31-2. PERMITTED USES.**

- A. Any use permitted in an I-2 District.
- B. Acetylene manufacturing in excess of fifteen (15) pounds per square inch
- C. Acid manufacture
- D. Aircraft, assembly and testing
- E. Ammonia, chlorine or bleach powder manufacture
- F. Animal black, lamp black, bone black or graphite manufacture
- G. Asbestos and asbestos products manufacture
- H. Blast furnaces, steel works or rolling mills
- I. Bleaching, cleaning and dyeing plant
- J. Boiler shops, machine shops, structural steel fabricating shops, railway car or locomotive shops, including repair, metal working shops
- K. Box and crate manufacture
- L. Brewing or distilling of liquors
- M. Brick manufacture
- N. Bulk Station
- O. Celluloid or pyroxyfine manufacture, or explosive or inflammable cellulose or manufacture or storage
- P. Cement, lime, gypsum, plaster or plaster of parts manufacture
- Q. Chalk manufacture
- R. Charcoal manufacture
- S. Chemicals, the manufacture or use of, except those which may be inflammable or explosive
- T. Cotton ginning and cotton wadding
- U. Cottonseed oil manufacture

- V. Creosote manufacture or treatment
- W. Dextrin, starch or glucose manufacture
- X. Disinfectant, insecticide or poison manufacture
- Y. Distillation of coal, petroleum, refuse, grain, wood or bones except in the manufacture of gas
- Z. Explosive manufacture or storage except for small arms ammunition
- AA. Fertilizer, compost - manufacture or storage
- AB. Flammable liquids storage not to exceed a total of twenty-five thousand (25,000) gallons
- AC. Foundry works
- AD. Gas-generation or storage for illumination or heating
- AE. Match manufacture
- AF. Oil, shellac, turpentine, varnish or enamel manufacture
- AG. Paper and pulp manufacture
- AH. Petroleum or flammable liquids production and refining
- AI. Railroad equipment manufacture
- AJ. Rubber products, including tires and tubes and tire recapping
- AK. Rubber manufacture and processing
- AL. Sewage disposal plant or incinerator, recycling or composting operation except by the municipality
- AM. Shoe blacking or polish or stove polish manufacture
- AN. Soap manufacture
- AO. Steam power plant, except where accessory to a permitted principal use
- AP. Storage, curing or tanning of raw, green or salted hides or skins when refrigerated storage is provided
- AQ. Storage of flammable liquids when facilities are located at least six hundred feet (600') from any "R" District and at least three hundred feet (300') from any other district except "I" Districts and are enclosed by a fence at least eight feet (8') in height
- AR. Sugar refining
- AS. Tar distillation or asphalt roofing or waterproofing manufacture
- AT. Vinegar manufacture
- AU. Wax products manufacture
- AV. Wool scouring and pulling
- AW. Yeast manufacture
- AX. Aviation facilities, private and public
- AY. Landfill, construction debris, rubble, or sanitary
- AZ. Resource extraction
- BA. Transfer station for waste
- BB. Disposal or storage of toxic waste
- BC. Any other similar uses deemed to be consistent by the Zoning Officer after consultation with the Planning Commission. Decisions of the Zoning Officer may be appealed to the Zoning Board of Appeals.

**4-31-3. PERMITTED ACCESSORY USES.**

- A. Permitted accessory uses in an I-2 District
- B. Other uses incidental to a principal use

**4-31-4. LOT AREA AND YARD REQUIREMENTS.**

The following minimum requirements shall be observed for both primary and accessory building along with bufferyard requirements as described in Chapter 4-36-6. No accessory building shall be located in a front yard.

Height	Front Yard	Side Yard	Rear Yard	Other
75 ft.	< 50 ft. - 20 ft. > 50 ft. - 40% of bldg height	15 ft	< 50 ft. - 20 ft. > 50 ft. - 30 ft.	In accordance with Performance Standards