

## Chapter 17. Industrial District (IND)

### SECTION 17.00 PURPOSE

The region's primary industrial sectors are located in the City of Greenville where public water and sanitary sewers are readily available. Due to the Township's proximity to Greenville, combined with the lack of municipal infrastructure comparable to the City and a general lack of demand for industrial development within the Township, Eureka Township has a limited geographic extent of feasible industrial land uses.

The Township's Industrial District provides an opportunity for a limited range of general industrial uses, the majority of which are not dependent on public water and sanitary sewer services. Further, it is the intent of the Industrial District to encourage the concentration of compatible industrial uses in park-type settings, such as the industrial area delineated around the Greenville Airport. Industrial uses having a high potential to create offensive and loud noises, glare, heavy truck traffic, or environmental or other such impacts shall be highly regulated or, if determined to be excessively offensive, prohibited.

### SECTION 17.01 PERMITTED USES

The following uses are permitted by right:

- A. Accessory Buildings and Uses
- B. Automobile Service and Repair Facility, Minor
- C. Indoor Recreation Facility
- D. Manufacturing, Processing, and/or Assembly, Small
- E. Professional Office
- F. Professional Service Establishment
- G. Research, Development, and Testing
- H. Retail Establishment, Minor
- I. Small Wind Energy System (SWES)
- J. Warehouse

### SECTION 17.02 SPECIAL LAND USES

The following uses are permitted with special land use approval:

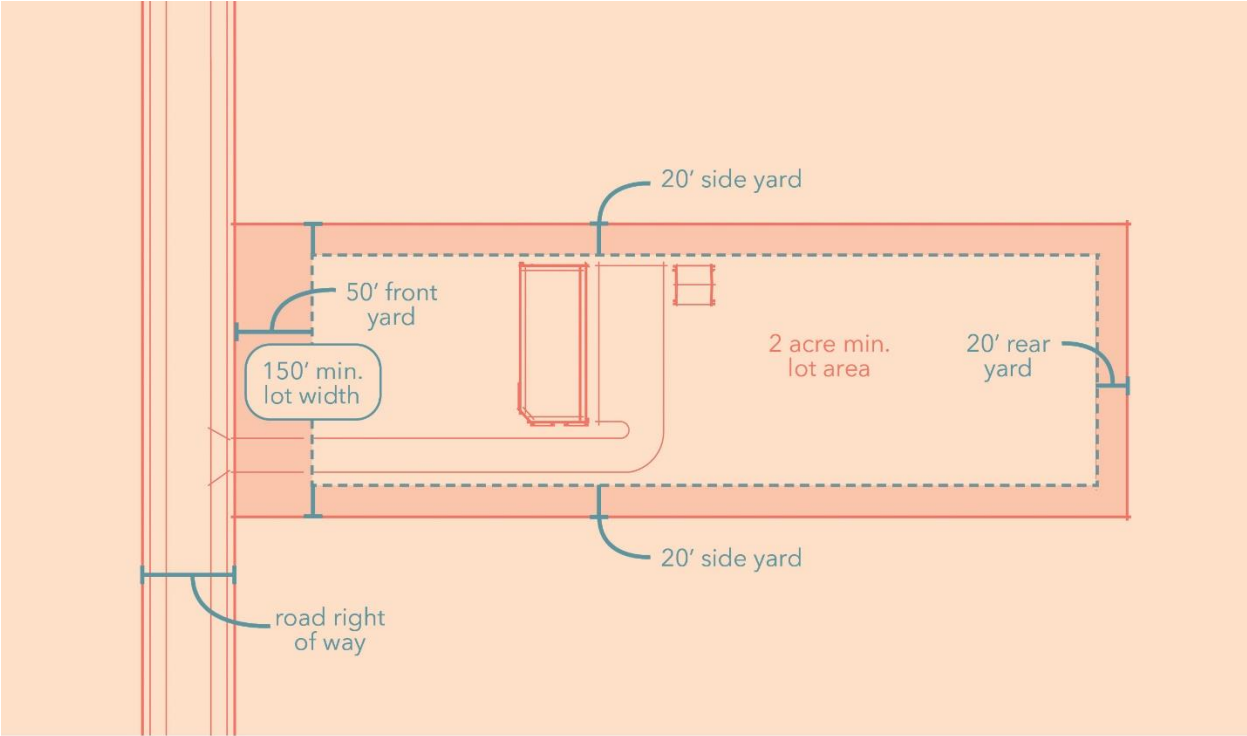
- A. Adult Uses
- B. Airport
- C. Automobile Service and Repair Facility, Major
- D. Building Materials Sales and Storage
- E. Contractor's Establishment
- F. Mining Operations

- G. Junkyard
- H. Large Wind Energy System (LWES).
- I. Machine Shop
- J. Manufacturing, Processing, and/or Assembly, Large
- K. Retail Establishment, Major
- L. Sawmill
- M. Truck/Freight Terminal
- N. Television or Radio Station
- O. Veterinary Office
- P. Wireless Communication Facility
- Q. Solar Energy Systems, pursuant to Chapter 27

**SECTION 17.03      SITE DEVELOPMENT REQUIREMENTS**

All Permitted Uses and Special Land Uses are subject to the following Site Development Requirements, which shall be met and maintained in connection with any building or structure, or the enlargement of any building or structure:

<b>Table 17.1. Industrial District Regulations</b>	
<b>Dimensional Standard</b>	<b>IND District</b>
Minimum Lot Area	2 acres
Minimum Lot Width	200 feet
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback (per side)	20 feet
Minimum Rear Yard Setback	20 feet
Maximum Building Height	50 feet
Maximum Lot Coverage	50%
Lot Depth to Width Ratio	4:1



**FIGURE 17.1** IND DISTRICT REGULATIONS

