

4. Industrial

- * Motor freight companies -1 per 1,000 square feet of gross floor area
- * Production and manufacturing - 2 per 1,000 square feet of gross floor area
- * Warehousing - 1 per 1,000 square feet of gross floor area

D. Joint Use of Off-street Parking Facilities

The applicant for a proposed use may apply to the Zoning Commission to use the off-street parking facility of another use. The Zoning Commission may approve an application for joint use, provided:

1. The parking facility is within 500 feet of the proposed use.
2. There will be no substantial conflict between the principal operating hours of the uses for which joint use of parking facilities is proposed, and no conflicting demands for parking by employees, customers or clients.
3. Where necessary, the applicant shall present an appropriate and enforceable lease or agreement, executed by the parties for the joint use. The term of the lease or agreement shall be for the duration of time that each use exists at the said location.

SECTION 23. OFF-STREET LOADING

A. Purpose

The intent of off-street loading requirements is to avoid traffic hazards and minimize congestion of streets by requiring that off-street loading areas be provided on the same lot as the building served by delivery trucks, and that such areas be adequate in size and number to provide the service needed without affecting adjacent properties.

B. Design of Loading Spaces

1. Off-street loading spaces shall be provided on the same lot as the use they serve, and shall not occupy the front yard of the lot.
2. Each loading space shall be designed to have access to a street or alley in a manner that does not interfere with traffic movement.
3. Each loading space shall be at least 10 feet by 25 feet in size or designed to accommodate the largest service trucks expected to serve the use.
4. All or part of the off-street loading requirements may be met by loading facilities within buildings.

C. Number of Off-Street Loading Spaces

One (1) off-street loading space shall be provided for every industrial, institutional and commercial use having a gross floor area of 5,000 square feet, plus one additional loading space for each additional 10,000 square feet of floor space. •

SECTION 24. SIGNS

A. Purpose

Sign regulations are intended to promote and protect the public safety and welfare by regulating existing and proposed outdoor advertising signs and signs of all types. The purpose of this section is to protect property values, create a more attractive economic and business climate, enhance and protect the physical appearance of the community, and preserve the scenic and natural beauty of designated areas by regulating existing and proposed outdoor advertising signs, and outdoor signs of all types. It is further intended to reduce sign or advertising distraction and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, provide more open space, curb the deterioration of the natural environment and enhance community development. Nothing in this regulation is intended to interfere with constitutional rights related to free speech.

B. Signs Permitted in All Districts Without a Permit

The following signs are permitted in all zoning districts and do not require a permit:

1. Signs advertising the sale, lease or rental of the premises upon which the sign is located, and which do not exceed 12 square feet in area, except in all residential districts where the area of the sign shall not be more than 6 square feet.
2. Signs bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial connotations.
3. Flags and insignia of any government except when displayed in connection with commercial promotion.
4. Legal notices: identification, information or directional signs erected or required by governmental bodies.
5. Integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights.
6. Signs directing and guiding traffic and parking on private property but bearing no advertising matter.
7. Bulletin boards for churches, schools, or other public, religious or educational institution provided the sign is located a minimum of 10 feet from the established right-of-way line of any street or highway and does not obstruct traffic visibility at street or highway intersections.
8. Political or campaign signs erected temporarily and removed no later than 15 days following the election.

C. Regulations for On-Site Signs Requiring a Permit

All on-site signs permitted as accessory uses in business and industrial districts require a
