

Article 10. Industrial Districts

10.1 PURPOSE

10.2 PERMITTED AND CONDITIONAL USES

10.3 BULK AND SETBACK REGULATIONS

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10.1 PURPOSE

A. Purpose of I-1 Light Industrial District

The purpose of the I-1 Light Industrial District is to accommodate those light industrial activities that are located in close relation to commercial and residential areas. The type and intensity of industrial uses should be held to those types that do not detract from an area of less intense land use or become a blighting influence to such an area. It is for this purpose that performance standards in the I-1 Light Industrial District should be normally high.

B. Purpose of I-2 General Industrial District

The purpose of the I-2 General Industrial District is to provide an area where heavy and intensive land uses may locate. The uses within this district are considered to be too heavy to be normally included within either the I-1 Light Industrial District or the I-3 Planned Industrial District and should therefore be located in such an area as to present the least deleterious effect to adjacent, less intensive land uses.

C. Purpose of I-3 Planned Industrial District

The purpose of the I-3 Planned Industrial District is to provide exemplary standards of development for certain industrial uses that, because of location, transportation, access and other land use factors, must necessarily be located and adjacent to lesser land use intensities.

10.2 PERMITTED AND CONDITIONAL USES

Table 10-1: Industrial Districts Permitted and Conditional Uses lists permitted and conditional uses for the industrial districts. A “P” indicates that a use is considered permitted within that district. A “C” indicates that a use is considered a conditional use in that district and must obtain a conditional use permit as required in Section 4.3 (Conditional Use Permit). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

TABLE 10-1: INDUSTRIAL DISTRICTS PERMITTED AND CONDITIONAL USES				
USES	DISTRICTS			USE STANDARDS
	I-1	I-2	I-3	
Institutional and Public Uses	I-1	I-2	I-3	
Essential Services & Essential Service Structure	P	P	P	
Homeless Day Center	P	P	C	See Section 14.3.K
Place of Worship	C	C	C	See Section 14.3.T
Power Generating Station			P	
Temporary Shelter Facility	C	C		See Section 14.3.W
Utilities	P	P	P	See Section 14.3.Y
Open Space Uses	I-1	I-2	I-3	
Cemetery/Memorial Garden	C	C	C	See Section 14.3.E

TABLE 10-1: INDUSTRIAL DISTRICTS PERMITTED AND CONDITIONAL USES				
USES	DISTRICTS			USE STANDARDS
	I-1	I-2	I-3	
Driving Range	C	C		
Golf Course	C	C		
Commercial Uses	I-1	I-2	I-3	
Adult Use	P	P		See Section 14.3.A
Veterinary Office/Animal Hospital (Small Animal)	P	P		
Building Materials Sales & Storage			P	
Dry Cleaner			P	
Motor Vehicle Dealership	P	P	C ³	
Motor Vehicle Parts Retail Establishment	P	P		
Motor Vehicle Repair, Major	P	P	C ³	
Motor Vehicle Repair, Minor	P	P	C ³	
Office	C	C	C	
Office, Headquarters: Production or Storage in District	P	P	P	
Personal Services Establishment (Accessory to Permitted Use)			P	
Restaurant	C ¹	C ¹		
Retail Goods Establishment (Accessory to Permitted Use)	P	P	P	
Service Station	P	P		See Section 14.3.V
School for Karate, Dance, Music, Exercise & Vocational Training	C	C	C	
Industrial Uses	I-1	I-2	I-3	
Blacksmith Shop	P	P		
Bottling Works & Distribution	P	P	P	
Carpet Cleaning Establishment	P	P		
Cold Storage Plant	P	P	P	
Communications Facility			P	
Distribution (Excluding Bulk Petroleum, Gasoline or Explosives)	P	P	P	
Engraving Facility			P	
Food Processing		P		
Junk/Scrap Yard Operation ²		C		
Laboratory: Industrial Research	P	P		
Laboratory: Scientific, Medical, Dental & Optical			P	
Machine Shop	P	P		
Manufacturing: Acid, Ammonia, Asphalt & Similar Materials		C		
Manufacturing: Camera & Photographic Materials			P	
Manufacturing: General	P	P	P	
Manufacturing: Jewelry			P	
Manufacturing: Petroleum, Paint, Varnish & Similar Materials		P		
Manufacturing: Plastics, Tires, Batteries, Rubber, Sodium Compounds, Cement & Bricks		P		
Mineral Extraction		C		
Publishing	P	P	P	
Railroad Repair Shop		P		
Railyard or Truck Terminal	P	P		
Stone, Marble & Granite Grinding, Dressing & Cutting	C	C		
Warehousing: General (Excluding Bulk Petroleum, Gasoline or Explosives)	P	P	P	
Warehousing: Petroleum, Paint, Varnish & Similar Materials		P		
Wholesale (Bulk Petroleum, Gasoline or Explosives)	P	P	P	
Transportation Uses	I-1	I-2	I-3	
Heliport			P	
Parking Lot or Garage	P	P	P	
Transportation Facility			P	

TABLE 10-1: INDUSTRIAL DISTRICTS PERMITTED AND CONDITIONAL USES				
USES	DISTRICTS			USE STANDARDS
	I-1	I-2	I-3	
Wind Energy Conversion Systems (WECS)	I-1	I-2	I-3	
Building Mounted	P	P	P	See Section 14.3.Z
Freestanding	P/C ⁴	P/C ⁴	P/C ⁴	See Section 14.3.Z
Meteorological Tower	C	C	C	See Section 14.3.Z

FOOTNOTES TABLE 10-1

¹ Sale of intoxicating beverages for consumption in a restaurant is allowed provided the sale of intoxicating liquor, non-intoxicating malt liquor, or wine was a conforming use or a permitted nonconforming use prior to the issuance of any intoxicating liquor license for the restaurant.

² A conditional use permit must be acquired by existing junk/scrap yard uses when there is a physical expansion of the land area or building area(s), or when any new scrap processing equipment is introduced including, but not limited to, equipment that has the ability to shred, bale, compact or shear ferrous metals other than food and beverage containers, or replacement of existing scrap processing equipment with the equipment that has the potential for creating more significant impacts to the community and surrounding area (e.g. noise, air emissions, vibrations). This excludes cold storage or office space less than 1,000 square feet.

³ Sale, service, and repair of travel trailers, motor homes, farm or construction vehicles/equipment, and semi-tractors and trailers. The outside storage of any parts or wrecked vehicles or equipment is not allowed.

⁴ WECS with a rated capacity of 20 kw or less are permitted. Systems between 20 kw and 100 kw are conditional uses.

10.3 BULK AND SETBACK REGULATIONS

Table 10-2: Industrial Districts Bulk and Setback Regulations establishes bulk and setback regulations for the industrial districts.

TABLE 10-2: INDUSTRIAL DISTRICTS BULK AND SETBACK REGULATIONS			
BULK AND SETBACK REGULATIONS	DISTRICTS		
	I-1	I-2	I-3
BULK REQUIREMENTS			
Minimum Lot Area	None	None	None ⁴
Minimum Lot Width	None	None	200 ft
Maximum Lot Coverage			50%
Maximum FAR	1.0	1.0	1.0
Maximum Building Height	50 ft	50 ft	50 ft
Design Standards	See Section 13.2	See Section 13.2	See Section 13.2
SETBACK REQUIREMENTS			
Front Setback	10 ft ¹	10 ft ²	35 ft ³
Interior Side Setback	None ¹ If one is provided, it must be a minimum of 10 ft	None ² If one is provided, it must be a minimum of 10 ft	20 ft ³
Street Side Setback	10 ft ¹	10 ft ²	20 ft ³
Rear Setback	None ¹ If one is provided, it must be a minimum of 10 ft	None ² If one is provided, it must be a minimum of 10 ft	20 ft ³

FOOTNOTES TABLE 10-2

¹ When adjacent to a residential district, a 50-foot setback is required on that side of the district adjacent to the residential district, unless the industrial property is at least 150 feet from the residential property, in which case, the normal setback will apply.

² When adjacent to a residential district, a 75-foot setback is required on that side of the district adjacent to the residential district.

³ When adjacent to a residential district, a 50-foot setback is required on that side of the district adjacent to the residential district.

⁴ The minimum district size required for rezoning to an I-3 District is 80 acres. This requirement may be waived if the tract is in single ownership or under unified control where tract abuts or adjoins at least 25% of the perimeter of I-3 District.

10.4 GENERAL STANDARDS OF APPLICABILITY**A. Accessory Structures and Uses**

See Section 15.5 (Accessory Structures and Uses) for standards governing accessory structures and uses.

B. Temporary Uses

See Section 14.4 (Temporary Uses) for standards governing temporary uses.

C. On-Site Development Standards

See Article 15 (On-Site Development Standards) for on-site development standards.

D. Off-Street Parking and Loading

See Article 16 (Off-Street Parking and Loading) for standards governing off-street parking and loading.

E. Landscaping and Screening

See Article 17 (Landscaping, Buffering and Screening) for standards governing landscaping and screening.

F. Signs

See Article 18 (Signs) for standards governing signs.