

Article 3

Article 3-4 INDUSTRIAL DISTRICTS

3-4-1 I-1 Light Industrial Park

This **District** is intended to promote and protect light **manufacturing, warehouses** and research and development industries; to cluster such industries into attractive planned Industrial Parks; to minimize incompatibility of industrial uses with **adjacent** land uses; and provide sufficient space in appropriate locations to businesses and **manufacturing** firms free from offensive land uses in modern, landscaped **buildings** and surroundings.

A. *PRINCIPAL PERMITTED USES.* Only listed use of structures or land shall be permitted.

1. **Manufacturing**, assembling, and processing.
2. **Marijuana Dual Facility** subject to the provisions of Article 4-2-17.
23. **Medical Marijuana Dispensary** subject to the provisions of Article 4-2-11.
34. **Medical Marijuana Cultivation Location** subject to the provisions of Article 4-2-12.
45. **Microbrewery**, producing 15,000 barrels of beer or less per year.
56. **Office buildings.**
67. Parking lot or garage.
78. Private business, professional, and trade schools.
89. **Public utility facilities**
910. Scientific or research laboratories.
1011. Similar uses as determined by the **Zoning Administrator**, or his designee.
1112. **Veterinary Offices;**
1213. **Veterinary Hospitals** and animal boarding facilities, provided:
 - a. Activities at such facilities are conducted entirely indoors, except for supervised and controlled outdoor exercise areas;
 - b. The facilities are constructed to prevent objectionable noises and odors outside the walls of the office;
 - c. There shall be no outdoor kennels or runs; and
 - d. There shall be no direct outside exit from any room containing kennels.
1314. Warehouse, wholesale, or distribution facility.

B. *PERMITTED ACCESSORY USES.*

1. Car wash, fueling station, and minor automotive repair for vehicles related to the primary use and not operated as a general commercial operation.
2. Facilities and storage areas incidental to a construction project.
3. Outdoor storage, provided it is conducted within an area enclosed and screened from view by a solid masonry **wall** on all sides and there is no storage taller than the **wall**.
4. Portable Storage Containers, subject to Article 8-2 of this Ordinance.
5. Signs, on site, as provided by Article 7 of this Ordinance.
6. Temporary construction offices.

7. Uses of land or **structures** customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
8. **Retail** sales limited to 25% of total gross floor area.

C. **USE PERMIT USES.** The following uses may be approved by **Use Permit**.

1. **Day care** (elderly or youth).
2. Dwelling for a watchman or caretaker employed on the premises.

D. **DEVELOPMENT REGULATIONS.**

1. All uses are subject to **Site Plan** review.
2. Operations, including storage of anything except merchandise displayed for sale, shall be conducted in a fully enclosed **building** or entirely behind **walls**, fences or planting screens which fully conceal them from visibility off the lot. No merchandise shall be displayed outside a **building** for sale or rent.
3. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Industrial **Districts** Standards, Subsection [3-4-3](#).
4. **Off-Street Parking and Loading.** Spaces for **off-street parking** and loading shall be provided in accordance with Article [6](#), Parking and Loading.
5. **Landscaping, Walls, Screening.** Refer to Article [5](#), Property Improvement Standards.
6. **Supplemental Regulations.** Refer to Article [8](#), General Provisions

3-4-2 I-2 General Industrial Park

The I-2 General Industrial Park **District** is to promote and protect large and intensive industrial **manufacturing** plants and their appurtenant uses, and to provide attractive and well maintained, planned Industrial Parks for the location of such activities.

A. **PRINCIPAL PERMITTED USES.** Only listed use of **structures** or land shall be permitted.

1. Adult bookstore, adult novelty store and adult theater, subject to the conditions of subsection [4-2-1](#).
2. Food Bank.
3. Animal boarding, breeding, shelter, or pound.
4. Automotive repair including body and fender works.
5. **Brewery**, producing 40,000 barrels of beer or less per year.
6. Cement and paving material mixing plant.
7. Egg handling facility.
9. Parking lot or garage.
10. Private business, professional, and trade schools.
10. **Public utility facilities**, wastewater treatment plants, and water reclamation facilities.
11. Emissions testing and vehicle licensing.
12. Foundry or casting of metal which does not cause noxious odors or fumes.
13. Highway maintenance facilities.
14. Machine shop.
15. **Manufacturing**, assembling, and processing.
15. **Marijuana Dual Facility** subject to the provisions of Article 4-2-17.

~~16~~17. Meat products, packing, smoking and curing, providing no objectionable fumes are emitted.

~~17~~18. **Medical Marijuana Cultivation Location** subject to the provisions of Article ~~4~~2-12.

~~18~~19. **Medical Marijuana Dispensary** subject to the provisions of Article ~~4-2-11~~4-2-11.

~~19~~20. Monument Works

~~20~~21. **Office buildings.**

~~21~~22. Private Commercial Outdoor Entertainment Venue

~~22~~23. Public works facilities.

~~23~~24. Radio and television transmitting tower and facilities.

~~24~~25. Sand blasting.

~~25~~26. Scientific or research laboratories.

~~26~~27. Sewage disposal and treatment plant.

~~27~~28. Tire retreading and vulcanizing.

~~28~~29. The following uses, provided they are conducted within a **building** or an area enclosed and screened from view by a solid masonry **wall** on all sides:

a. Contractors equipment storage **yard** or plant, or rental of equipment commonly used by contractors.

b. Lumber **yard**, planing mills.

c. Motion picture studio.

d. Transfer company, trucking terminal.

~~29~~30. Similar uses as determined by the **Zoning Administrator**, or his designee.

~~30~~31. **Veterinary Offices.**

~~31~~32. **Veterinary Hospitals.**

~~32~~33. Warehouse, wholesale or distribution facility.

B. *PERMITTED ACCESSORY USES.*

1. Car wash, fueling station, and minor automotive repair for vehicles related to the primary use and not operated as a general commercial operation.

2. Facilities and storage areas incidental to a construction project.

3. Outdoor storage, provided it is conducted within an area enclosed and screened from view by a solid masonry **wall** on all sides and there is no storage taller than the **wall**.

4. Portable Storage Containers, subject to Article ~~8-2~~8-2 of this Ordinance.

5. **Signs**, on site as provided in Article ~~7~~7 of this Ordinance.

6. Temporary construction offices.

7. Uses of land or **structures** customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

C. *USE PERMIT USES.* The following uses may be approved by **Use Permit**.

1. Cement, lime, gypsum or plaster of paris manufacture.

2. Distillation of bones, coal, refuse, grain or wood.

3. Fertilizer manufacture.

4. Gas manufacture and cylinder recharging.

5. Glue or gelatin manufacture.

6. Hazardous processes or **explosives** storage, including those materials or products such as manganese or fuel oil and similar materials which represent fire hazards, only upon Fire Chief approval.
7. Rubber goods manufacture.
8. Mineral extraction, including sand or gravel pits.
9. Smelting of tin, copper, zinc, or iron ores.
10. Transmitting stations.
11. Tannery.

D. DEVELOPMENT REGULATIONS.

1. All uses are subject to **Site Plan** review.
 2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Industrial **Districts** Standards, Subsection [3-4-3](#).
 3. No use is permitted which will create or is likely to create conditions detrimental to the health, safety and general welfare of the community, as determined by the **Zoning Administrator** or his designee.
 4. No use is permitted which will emit any offensive odor, dust, noxious gas, noise vibration, smoke, heat or glare beyond the boundaries of the **lot** on which such use is conducted.
 5. **Off-Street Parking and Loading.** Spaces for **off-street parking** and loading shall be provided in accordance with Article [6](#), Parking and Loading.
 6. **Landscaping, Walls, Screening.** Refer to Article [5](#), Property Improvement Standards.
 7. **Supplemental Regulations.** Refer to Article [8](#), General Provisions.
-