

I-1 Light Industrial and Warehouse District

I-2 Industrial District

I-3 Heavy Industrial District

SWM-1 Solid Waste Management District.

SWM-2 Solid Waste Management District

AML Advanced Manufacturing and Logistics District

## B. Permitted Use Table.

Only those uses of land listed under **Exhibit 400-7 Permitted Uses: Industrial Districts** as permitted uses are allowed within the industrial zoning districts. Where:

1. “P” indicates that a use is permitted within that zoning district.
2. “C” indicates that the use is conditional and subject to approval of the Planning and Zoning Commission in accordance with **Chapter 200, Section 200-3.4**.
3. “P” with an “\*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**.
4. No letter (i.e., a blank space) or the absence of the use from the table indicates that the use is not permitted within that zoning district.

**Exhibit 400-7 Permitted Uses: Industrial Districts.**

Use Category Specific Use	Industrial Zoning Districts						Use Standards
	I-1	I-2	I-3	SWM-1	SWM-2	AML	
Commercial							
Auto Repair and Service	P*	P*	P*	P*	P*		Section 400-8.D
Crematorium		P					
Entertainment, Indoor	P	P					
Gas Station	P	P	P	P	P		
Office	P	P	P	P	P	P	
Outdoor Display of Building, Pool, and Playground Equipment	P	P	P				Section 400-8.DD
Radio and Television Studios and Broadcasting Stations	P	P	P				
Recreation, Commercial	P	P					
Research and Development Facility						P	

Use Category Specific Use	Industrial Zoning Districts						Use Standards
	I-1	I-2	I-3	SWM-1	SWM-2	AML	
Restaurant, Dine-In With Lounge	P	P	P				
Restaurant, Dine-In Without Lounge	P	P	P				
<b>Industrial</b>							
Air Curtain Incinerator				P	P		
Atomic Generating Plant			C				
Beverage Distilling		P					
Book Bindery		P		P	P		
Cannery			P				
Cannery, Fruit and Vegetable		P					
Chemical Processing Plant			C				
Cleaning and Dyeing Works		P	P	P	P		
Concrete Or Asphalt Batching Plant, Permanent.			C				
Construction and Debris Landfill					P		
Contractor Storage Yard	P	P	P	P	P		Section 400-8.N
Dairy Products Manufacturing		P					
Data center and data warehousing						P	
Excavation, Commercial			P*				Section 400-8.I
Fabrication, Structural		P	P	P	P		
Food Processing	P	P				P	
Grain Elevator			P				
Manufacturing, Advanced		P	P	P	P	P	
Manufacturing, Artisan	P	P	P			P	
Manufacturing, Heavy		P	P	P	P		
Manufacturing, Light	P	P	P	P	P	P	
Natural Gas Gathering Plant			P				

Use Category Specific Use	Industrial Zoning Districts						Use Standards
	I-1	I-2	I-3	SWM-1	SWM-2	AML	
Non-Atomic Electric Generating Plants			P				
Outdoor Salvage Yard		P	P				Section 400-8.CC
Outdoor Storage Yard	P	P	P				Section 400-8.BB
Petroleum Product Storage		P	P				
Pleasure Boat Dry Dock Hull Repair			P				
Recycling Facility					P		
Sanitary Landfill					P		
Septage Treatment Facility		P*	P*		P*		
Shipbuilding and Repair			C				
Steel Mill			P				
Transfer Station, Non-Processing				P	P		
Warehouse	P	P	P	P	P	P	
Waste Tire Collection and Processing Facility			P		P		
Wastewater Treatment Facility, Limited				P*	P*	P*	
Wastewater Treatment Facility, Regional					P*		
Welding Shops		P	P	P	P		
Well Drilling Services		P	P				
White Goods Collection Facility				P	P		
White Goods Processing Facility					P		
Yard Waste and Compost Collection Facility				P	P		
<b>Utilities</b>							
Public Utility Facility		P	P	P	P		
Electrical Energy Substation	P*	P*	P*	P*	P*	P*	

Use Category Specific Use	Industrial Zoning Districts						Use Standards
	I-1	I-2	I-3	SWM-1	SWM-2	AML	
Small Wireless Facility	P*	P*	P*	P*	P*	P*	
Stormwater Retention or Detention Facility	P*	P*	P*	P*	P*	P*	
Tower, Radio, Telecommunications, Television or Microwave	P*	P*	P*	P*		P	Section 400-8.QQ.

### C. I-1 Light Industrial and Warehouse District.

1. *Purpose.* The purpose of the I-1 Light Industrial and Warehouse District is to provide for the location of industrial uses of moderate size and light to moderate intensity in such a fashion and location as to minimize the conflict with nearby residential and non-industrial uses.
2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-7 Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the I-1 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an “\*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5**:
  - a. Auto repair and service\*
  - b. Entertainment, indoor
  - c. Gas station
  - d. Office
  - e. Outdoor display of building, pool, and playground equipment
  - f. Recreation, commercial
  - g. Restaurant, dine-in with lounge
  - h. Restaurant, dine-in without lounge
  - i. Contractor storage yard
  - j. Food processing
  - k. Manufacturing, artisan
  - l. Manufacturing, light
  - m. Outdoor storage yard
  - n. Warehouse

- o. Electrical energy substation\*
  - p. Small wireless facility\*
  - q. Stormwater retention or detention facility\*
  - r. Tower, radio, telecommunications, television or microwave\*
3. *Prohibited uses:*
- a. All temporary uses not specifically permitted in these regulations are expressly prohibited.
  - b. Residential uses established after the effective date of this ordinance on August 2, 2024, are prohibited in the I-1 District.
4. *Site and structure provisions.*
- a. *Maximum building size.* The maximum building size in the I-1 District is 40,000 square feet.
  - b. *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
  - c. *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 80 feet.
  - d. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on an I-1 lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
  - e. *Height regulations.* No building or dwelling for business purposes shall exceed 65 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.
  - f. *Special use restrictions.*
    - i. Outdoor storage yards and contractor's storage yards shall be in conjunction with an affiliated office. Wrecking yards or yards used in whole or in part for a scrap or salvage operation shall be prohibited.
  - g. *Design criteria.*
    - i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC as are required for commercial uses.
    - ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.
    - iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.
    - iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.

**D. I-2 Industrial District.**

1. *Purpose.* The purpose of the I-2 Industrial District is to provide for the location of large-scale or high-intensity industrial uses in such a fashion and location as to minimize the conflict with nearby residential or non-industrial uses.
2. *Permitted uses.* Only those uses of land listed under **Exhibit 400-7: Permitted Uses** as permitted uses or the uses detailed in the list below are allowed within the I-2 District, with the exception of uses lawfully established prior to the effective date of this UDC from which this chapter is derived, or accessory uses in compliance with the provisions of this UDC. Uses in the list below with an “\*” indicates that a use is permitted subject to development plan review by the Department of Planning and Development in accordance with **Chapter 200, Sec. 200-3.5:**
  - a. Auto repair and service\*
  - b. Crematorium
  - c. Entertainment, indoor
  - d. Gas station
  - e. Office
  - f. Outdoor display of building, pool, and playground equipment
  - g. Radio and television studios and broadcasting stations
  - h. Recreation, commercial
  - i. Restaurant, dine-in with lounge
  - j. Restaurant, dine-in without lounge
  - k. Beverage distilling
  - l. Book bindery
  - m. Cannery, fruit and vegetable
  - n. Cleaning and dyeing works
  - o. Contractor storage yard
  - p. Dairy products manufacturing
  - q. Fabrication, structural
  - r. Food processing
  - s. Manufacturing, advanced
  - t. Manufacturing, artisan
  - u. Manufacturing, heavy
  - v. Manufacturing, light
  - w. Outdoor salvage yard
  - x. Outdoor storage yard

- y. Petroleum product storage
  - z. Septage treatment facility\*
  - aa. Warehouse
  - bb. Welding shops
  - cc. Well drilling services
  - dd. Public utility facility
  - ee. Electrical energy substation\*
  - ff. Small wireless facility\*
  - gg. Stormwater retention or detention facility\*
  - hh. Tower, radio, telecommunications, television or microwave\*
3. *Site and structure provisions.*
- a. *Maximum building size.* The maximum building size in the I-2 District is 200,000 square feet.
  - b. *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.
  - c. *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 80 feet.
  - d. *Design criteria.*
    - i. *Required landscape areas.* All developments shall comply with the planting and landscape buffer requirements per **Sec. 600-3.4** of this UDC as are required for commercial uses.
    - ii. *Signage.* All signage shall comply with the standards per **Sec. 600-4** of this UDC.
    - iii. *Lighting.* All site lighting shall comply with the standards per **Sec. 600-2** of this UDC.
    - iv. *Parking/loading.* All parking and loading shall comply with the standards per **Sec. 600-5** of this UDC.
  - e. *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
  - f. *Height regulations.* No building or dwelling for residential or business purposes shall exceed 65 feet in height above the natural grade of the property at the location of the structure or base flood elevation, whichever is higher.

#### **E. I-3 Heavy Industrial District.**

- 1. *Purpose.* The purpose of the I-3 Heavy Industrial District is to provide for the location of industrial uses of large scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.