

ARTICLE 13

INDUSTRIAL DISTRICTS

SECTION 1300 – Industrial Districts Intent

The intent of this article is to create districts, which provide for central, compact centers of industry, which are compatible in activities and scale. In addition, this article will provide for appropriate public facilities and/or services to the permitted uses identified in the district and adequate support infrastructure. Such districts are located in areas which provide employment opportunities for community and regional labor markets. Districts will be located on suitable lands accessible from expressways and/or arterials. This article allows for integrated office campus and/or industrial/warehouse developments with a business park setting, characterized by landscaped entrances, boulevard streets, large amount of green space and low building coverage ratio, multi-level buildings, constant architectural and signage theme, parking structures, and integrated pedestrian and recreation facilities.

Commercial and retail businesses permitted by this article are intended to serve the manufacturing and industrial uses permitted within this article and not serve as additional business districts.

SECTION 1302 – Light Industrial (I-1)

The purpose of the Light Industrial district is to allow different types of small to large-scale light manufacturing, warehouse, distribution and related service uses, which require direct accessibility to a regional transportation system. Manufacturing operations in this district will generally not utilize unrefined raw materials, whose processing may potentially create undesirable noise, odors, dust, smoke, hazardous materials or waste or be delivered in large bulk transportation forms.

SECTION 1304 -Principally Permitted Uses

Permitted are the wholesale distribution, storage, manufacturing and assembly of industrial products:

1. All principally permitted uses in the Agricultural (A) district excluding residential uses;
2. Gasoline filling station and automotive repair facility;
3. Sale of automobiles, boats and other water craft, motorcycles, farm implements, lawn and garden equipment, recreational vehicles campers, mobile homes, sheds, car ports and other pre-fabricated buildings;
4. Garden and landscape sales including florist greenhouses, lawn furniture, gazebos, sheds and the like, farm and garden supply outlets including equipment and vehicles;

5. Sales of lumber, building materials, heating and plumbing equipment, electrical supplies, hardware and farm equipment (normally requires large outside storage and display areas);
6. Self-storage facilities;
7. Equipment, tool, automobile, truck rental and leasing services;
8. Reupholstery and furniture repairing and refinishing services;
9. Food and similar products, including the manufacture or processing of grain, sugar, oil, fat, glues, grease, tallow, lard gelatin, vinegar, yeast, starch, dextrin, glucose and sauerkraut but *excluding* the primary manufacture of meat and fish, which includes the stocking and storing of live animals or garbage, offal or dead animal reduction or dumping of any tanning, curing or storage of rawhides or skins;
10. Textile mill products *except* primary manufacture of dyes, fibers, felt, rubber goods;
11. Apparel and other finished products made from fabrics, leather and similar materials *except* primary manufacture of rubber;
12. Fabricated furniture and fixtures, wood products including containers, building components, structural members, but *excluding* the primary manufacture of wood or wood products;
13. Fabrication of metal, plastic, wood or related materials for products, patterns, presses, molds or dies but not the primary manufacture of same, *except* large scale machinery, and transportation vehicles;
14. Paper products including envelopes, bags, boxes and containers, but *excluding* the primary manufacture of pulp, paper, paperboard or paper products;
15. Pharmaceutical preparations, perfumes, cosmetics and other toiletry preparations, soaps and other detergents;
16. Professional, scientific and controlling instruments, photographic and optical goods, watches and clocks, electric and electronic equipment;
17. Jewelry and precious metals, musical instruments and parts, toys, amusement, sporting and athletic goods, pens, pencils and other office and artists materials, brooms and brushes, lamp shades, signs and advertising displays, umbrellas, parasols and canes and other miscellaneous fabrication activities;
18. Technology and research centers including medical/hospital research establishments and scientific and biological research;
19. Educational and governmental institutions;
20. Wholesale trade of automobile accessories and parts;
21. Wholesale trade of drugs, drug proprietaries and sundries;
22. Wholesale trade of dry goods and apparel, groceries and related products in enclosed facilities, agricultural contract sorting, grading and packaging services of fruits and vegetables;
23. Wholesale trade of electrical and electronic parts;

24. Wholesale trade of hardware, lumber, plumbing, heating, equipment and supplies;
25. Wholesale trade of small machinery, equipment and supplies *except* transportation or farm vehicles;
26. Other wholesale trade except non-containerized or bulk raw metals and minerals, petroleum products, scrap and waste materials;
27. Laundering, dry cleaning and dyeing services including rugs, linen supply and industrial laundry services;
28. Refrigerated, household goods (mini-warehouses) and other general refrigerated warehousing and storage;
29. Research, development and testing services;
30. Electrical repair and armature rewinding services;
31. Scientific research services and laboratories;
32. Building construction, general contractor, plumbing, heating, air conditioning, painting, paper handling, decorating, electrical, masonry, stonework, tile setting, plastering, carpentry, wood flooring, roofing and sheet metal, water-well drilling, septic and other special construction trade offices, supply, storage and related activities, window cleaning, disinfecting, exterminating and other dwelling and building services;
33. Postal services and related storage, distribution and transfer activities;
34. Motor freight terminals, public warehousing including freight forwarding, packing and crating services, freight garaging and equipment maintenance;
35. Photo finishing and other photographic laboratories, printing industries, blueprinting and photocopying services, stenographic services and other duplicating, mailing and delivering services;
36. Wholesale trade of containerized paints, varnishes, chemicals and allied products;
37. Welding shops for the repair of industrial machinery and heavy equipment;
38. Truck stops and related services;
39. Recycling centers with products stored and processed indoors;
40. Fire stations or fire related or protective services including rescue services;
41. Hospitals, mental facilities, facilities for the insane, substance abuse and related facilities;
42. Jails, and detention centers or similar uses excluding prisons or correctional facilities;
43. Airports, bus terminals or other transportation facilities.
44. Railroad passenger stations; railroad rights-of-way;
45. Water towers, electrical substations, telephone switching stations, facilities dealing with boosting or receiving data or communications signals, wind energy conversion systems, and county garage facilities;

46. Radio and television transmitting or relay stations; antennas or satellite dishes, telephone exchange stations, radio broadcasting studios, television broadcasting studios and other communication centers and offices requiring relay, transmitting or receiving towers or similar equipment and telecommunication towers according to standards in Article 15;
47. Telephone exchanges, equipment buildings, utility service stations, water works, reservoirs, pumping stations and filtration plants.

SECTION 1306 - Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to the purpose of the district including:

1. Recreational uses;
2. The administration management, research, and any related or integral office use or activity of the permitted use;
3. Railroad right-of-way including switching and marshaling tracks and freight terminals;
4. Marine freight terminals;
5. Employment services;
6. Signage (See Article 21);
7. Parking (See Article 22);
8. Outside storage of equipment and materials subject to appropriate screening as approved by the Planning Director;
9. Food service for office, manufacturing or distribution uses.

SECTION 1308 – Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and conditions of the Board of Zoning Appeals provided: a) the activity is provided primarily in support of and obtains its trade from the employees of the district; or b) the activity is of integral relation to the purpose of the district; and c) the use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract or conflict with the purpose and permitted uses of the district; and d) the arrangement of uses, buildings or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district:

1. Uses in which the primary business activity involves the following:
 - a. the storage of explosives or fireworks, gas, or petroleum according to State law;
 - b. bag cleaning;
 - c. blast furnaces, cupolas, rolling mills, coke ovens, forging, foundering, refining or smelting;

- d. creosote treatment;
 - e. distillation of bones, coal or wood;
 - f. enameling, japanning or lacquering;
 - g. radium or radioactive elements;
 - h. crushing or other reduction or waterproofing;
 - i. the storage of chemicals;
2. Animal processing and packaging;
 3. Wholesale trade of non-containerized paints, varnishes, chemicals and allied products;
 4. Radio and television transmitting or relay stations; antennas or satellite dishes, telephone exchange stations, radio broadcasting studios, television broadcasting studios and other communication centers and offices requiring relay, transmitting or receiving towers or similar equipment;
 5. Convenience stores;
 6. Banking and financial services savings and loan associations, credit unions and other credit services; business and personal credit services and title services, security brokers investment services and finance companies;
 7. Sewage and waste water treatment plants.

SECTION 1310 – Density

The maximum intensity of all uses in a Light Industrial district shall not exceed 25,000 square feet of gross floor area per acre.

SECTION 1312 - Minimum District Size

The minimum size and extent of a Light Industrial district, shall not be less than five (5) acres and shall consist of contiguous private property.

SECTION 1314 – Minimum Standards

All permitted, accessory and conditional uses, buildings and structures in this district are subject to the Article 25, Table 25-1 for dimensional standards and Article 23 for Site Plan Review requirements.

SECTION 1320 – Moderate Industrial Intent (I-2)

The purpose of the Moderate Industrial district is to provide for those types of moderate to heavy industrial uses, which have extensive outside storage requirements, require large movement of vehicles and goods and cannot be accommodated in a Light Industrial district. Uses in this district involve heavy equipment, machinery, or other products, which require sufficient infrastructure and results in a substantial economic impact. Uses in this district will generally utilize unrefined raw materials, whose processing may potentially create noise, odors, dust, smoke; involve hazardous materials or waste or be delivered in large bulk transportation forms. Such districts will be organized to provide employment opportunities for regional and extra regional labor markets. Districts will be located on lands with direct access to expressways and/or arterials, rail lines and navigable waterways.

SECTION 1322 - Principally Permitted Uses

The following uses which involve the manufacture, assembly, processing, refining, treatment, or storage of the following, are permitted:

1. Any principally permitted use of a Light Industrial (I-1) district;
2. Acids, creosote, or petroleum products;
3. Bag cleaning, blast furnaces, cupolas, rolling mill, coke oven, forging, foundries, refining, and smelting;
4. Electroplating, enameling, japanning, or lacquering, corrosion of aluminum, copper, iron, tin, lead or zinc;
5. Distillation of alcohol, coal, or wood;
6. Grinding, sandblasting, cutting, washing, or other reduction or waterproofing;
7. Animal processing and packaging;
8. Sawmills and planing mills, hardwood products and flooring, millwork, veneer and plywood and prefabricated wooden buildings and other lumber and wood products;
9. Stone, clay, and glass products including cement, lime, gypsum, plaster of paris, abrasives, and cut stone excluding extraction;
10. Automobiles, trucks, heavy machinery and transportation or recreational vehicles and equipment, aircraft or any part or parts of;
11. Chemicals and allied products, petroleum and coal products, rubber and plastics products, leather and leather products;
12. Breweries, distilleries or related processes;
13. Wholesale trade of heavy machinery, equipment, and supplies, including transportation and farm equipment;
14. Wholesale trade of paints, varnishes, chemicals, and allied products;
15. Railroad and marine craft rights-of-way including switching and marshaling yards;

16. Electric generating plants, substations, water treatment, storage and distribution plants and sewage and waste water disposal plants;
17. Asphalt and concrete plants, and commercial stockyards;
18. Sexually Oriented Business (I-2 only; see Article 14).

SECTION 1324 - Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to the purposes of the district including:

1. Recreation uses;
2. The administration, management, research, sales and any related or integral office use or activity of the permitted use;
3. Public transit stations and terminals;
4. Signage (See Article 20);
5. Parking (See Article 21);

SECTION 1326 – Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and conditions of the Board of Zoning Appeals provided: a) the activity is provided primarily in support of and obtains its trade from the employees of the district; or b) the activity is of integral relation to the purpose of the district; c) the use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract or conflict with the purpose and permitted uses of the district; and d) provided the arrangement of uses, buildings or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district:

1. The manufacture, assembly, processing, treatment or storage of explosives or fireworks as permitted under State law;
2. Junkyards, Salvage Yards, Wrecking Yards;
3. Landfills, and incinerators;
4. Gas production plants or refineries, natural or manufacture gas and oil storage and distribution points, gas pressure control stations which serve a regional service or trade area;
5. Permitted and Conditional uses within Community Business Districts.

SECTION 1328 - Density

The maximum intensity of uses in a Moderate Industrial district shall not exceed 25,000 square feet of gross floor area per acre.

SECTION 1330 - Minimum District Size

The minimum size and extent of a Moderate Industrial district shall not be less than twenty (20) acres and shall consist of contiguous private property.

SECTION 1332 - Minimum Standards

All permitted, accessory and conditional uses, buildings and structures in this district are subject to the Article 25, Table 25-1 for dimensional standards and Article 23 for Site Plan Review requirements.

SECTION 1340 – Heavy Industrial Intent (I-3)

The following regulations shall apply in all Heavy Industrial (I-3) districts. The intent of this district is to regulate surface and subsurface mining excavation, extraction, processing, storage, loading, hauling, and unloading of sand, gravel, rock, clay, shale, stone, coal, and similar natural resources including soil and minerals and for treatment and processing of such products which may be produced from such raw materials.

SECTION 1342 - Principally Permitted Uses

The following uses are permitted:

1. Any principally permitted use or conditional use of an I-1 or I-2 district;
2. Surface and subsurface mining;
3. Prison and correctional institutions;
4. Junkyards, Salvage Yards, Wrecking Yards;
5. Landfills, and incinerators;
6. The manufacture, assembly, processing, treatment or storage, explosives or fireworks as permitted under State law;
7. Gas production plants, natural or manufactured gas and oil storage and distribution points, gas pressure control stations;

SECTION 1344 - Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to the purposes of the district including:

1. Recreation uses;
2. The administration, management, research, sales and any related or integral office use or activity of the permitted use;
3. Public transit stations and terminals;
4. Signage (See Article 20);
5. Parking (See Article 21);

SECTION 1346 – Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and conditions of the Board of Zoning Appeals provided: a) the activity is provided primarily in support of and obtains its trade from the employees of the district; or b) the activity is of integral relation to the purpose of the district; and c) the use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract or conflict with the purpose and permitted uses of the district; and d) provided the arrangement of uses of buildings or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district:

1. Permitted and Conditional uses within Community Business Districts.

SECTION 1348 - Density

There is no maximum density for uses in a Heavy Industrial district.

SECTION 1350 - Minimum District Size

The minimum size and extent of a Heavy Industrial district shall not be less than fifty (50) acres and shall consist of contiguous private property.

SECTION 1352 - Minimum Standards

All permitted, accessory and conditional uses, buildings and structures in this district are subject to the Article 25, Table 25-1 for dimensional standards and Article 23 for Site Plan Review requirements.