

## **SECTION 4.17 "I" INDUSTRIAL**

### **4.17.1 DISTRICTS AND INTENT**

The "I" Industrial category includes one (1) zone district: "I". This district is intended primarily for manufacturing and closely related uses within designated urban development areas as defined by the County's Comprehensive Plan. It is intended to preserve such lands for the functions of industrial activity, wholesaling, warehousing and distribution. To allow maximum latitude for operations, performance standards are applied at district boundaries, so that uses which might not otherwise be permitted are allowable in the portions of the district not adjacent to the district boundary lines.

### **4.17.2 PERMITTED PRINCIPAL USES AND STRUCTURES**

As for ILW, and in addition:

1. Any industrial use which is otherwise lawful (except those uses requiring special controls and permissible as special exceptions) and which conforms to performance standards as set out in Article 14.
2. Sexually oriented media stores (See Section 2.1 for definition; See Section 4.2 for special design and separation requirements for sexually oriented media stores).
3. Sex shops (See Section 2.1 for definition; See Section 4.2. for special design and separation requirements for sex shops).
4. Sexually oriented cabarets (See Section 2.1 for definition; See Section 4.2. for special design and separation requirements for sexually oriented cabarets). Live entertainment shall occur only inside an enclosed, sound-proofed building, and there shall be no projection of sound outside the building.
5. Sexually oriented motion picture theaters (See Section 2.1 for definition; See Section 4.2 for special design and separation requirements for sexually oriented motion picture theaters). There shall be no projection of sound outside the enclosed building.

Site and development plan approval (see Article 14) is required for the following uses:

1. All industrial developments.

### **4.17.3 PERMITTED ACCESSORY USES AND STRUCTURES**

1. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures.
2. On-site signs (see Section 4.2).

### **4.17.4 PROHIBITED USES AND STRUCTURES**

Incinerators for disposal of solid, bio-medical or hazardous waste. Any uses or structures not specifically, provisionally, or by reasonable implication permitted herein, including any use not conforming to performance standards of Article 14.

### **4.17.4 SPECIAL EXCEPTIONS** (see also Articles 12 and 13)

1. Wrecking yards (including automobile wrecking yard); junk yards; or yards used for scrap, salvage, second-hand building materials, junk automotive vehicles, or second-hand automotive parts; provided any such yard shall be completely enclosed by an opaque fence or wall not less than six (6) ft. high; provided that this fence or wall shall not be built of tin or galvanized metal sheets.
2. Bulk storage yards including bulk storage of flammable liquids, subject to provisions of local and State Fire Codes.
3. Chemical and fertilizer manufacture.
4. Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
5. Paper and pulp manufacture.
6. Petroleum refining.
7. Rendering plant.
8. Storage, sorting, collecting or baling of rags, iron or junk.
9. Off-site signs (see Section 4.2).
10. Truck stops and automotive service and self-service stations (see Section 4.2 for special design standards for automotive service stations).
11. Electric or gas generating plants.
12. Asphalt or concrete batching plants.
13. Uses similar to those listed above.
14. Public buildings and facilities.

4.17.6 MINIMUM LOT REQUIREMENTS  
(area, width)

1. All permitted uses and structures (unless otherwise specified):
 

Minimum lot area	None.
Minimum lot width	None.

4.17.7 MINIMUM YARD REQUIREMENTS  
(depth of front and rear yard, width of side yards) (See Section 4.2 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):
 

Front;	20 ft.
Side and Rear	15 ft. except where railroad spur abuts side or rear property line, in which case no yard is required.

Special Provisions: A minimum undisturbed, vegetated buffer of fifty (50) feet measured from the generally recognized bank of all perennial rivers, streams and creeks shall be required. Exception shall be made for the provision of reasonable access to the river, stream or creek and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed twenty-five (25) feet in width.

4.17.8            MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED  
(see also Section 4.2)

35 ft.

4.17.9            MAXIMUM LOT COVERAGE BY ALL BUILDINGS

In addition to meeting the required lot yard, building height, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.17.10           MINIMUM LANDSCAPED BUFFERING REQUIREMENTS  
(see also Section 4.2)

1.     All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than twenty-five (25) ft. in width along the affected rear and/or side yards as the case may be.

4.17.11           MINIMUM OFFSTREET PARKING REQUIREMENTS  
(see also Section 4.2)

1.     Warehousing and storage only: one (1) space for each one thousand five hundred (1,500) sq. ft. of floor area.
2.     Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, and farm equipment; motor vehicle body shops; retail establishments for sale of farm supplies, lumber and building supplies, monuments, and automotive vehicle parts and accessories; wrecking yards; and similar uses: one (1) space for each three hundred fifty (350) sq. ft. of floor area, plus where applicable, one (1) space for each one thousand (1,000) sq. ft. of lot or ground area outside buildings used for any type of sales, display, or activity.
3.     Restaurants: one (1) space for each three (3) seats in public rooms.
4.     Miscellaneous uses such as express or parcel delivery office, telephone exchange, motor bus or truck or other transportation terminal: one (1) space for each three hundred fifty (350) sq. ft. of floor area.
5.     For uses specifically listed under ILW: As for ILW OFFSTREET PARKING REQUIREMENTS.
6.     Other permitted uses (unless otherwise specified): one (1) space for each five hundred (500) sq. ft. of floor area.

Note: Offstreet loading required (see Section 4.2)