

## **GENERAL INDUSTRIAL**

While this district permits both large and small scale industrial and office development, its primary purpose is to provide a location for large scale development. It is designed to permit a very wide variety of industrial uses which may occur both indoor and outdoor, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties. In no case, should a general industrial district be located where the result is industrial or commercial traffic penetrating a residential neighborhood.

## **RATIONALE**

This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. Certain land uses will be permitted only upon issuance of a special use permit. General industrial districts are compatible neighbors with the light industrial and general commercial districts. Care should be taken to site this district on major roadways or near other forms of transportation, such as rail lines, airports, etc.

## **GENERAL INDUSTRIAL USES**

### **GI Permitted (P) Uses**

Asphalt or Concrete Plant	Dairy Processing
Boat Works and Sales, with Sales Lot	Dry Cleaning, Laundry Plant
Bottling Works	Equipment Sales and Service
Building and Contractor Supply	Equipment Sales and Service with Outdoor Storage
Building and Contractor Supply with Outdoor Storage	Fabrication
Bulk Grain Storage	Farm Supply Sales with Outdoor Storage
Cast Concrete Production, Distribution and Storage	Foundry, Iron Works, Steel Mill
Chemical Manufacturing	Freezer, Ice Plant
Contractor's storage yard	Gas Service Station
Convenience Store without Petroleum Sales	Hatchery
	Machine Shop

Manufacturing	Sawmill
Metal Works, Metal Processing, Fabrication	Slaughter House, Meat Packing
Moving Van, Truck or Trailer Rental	Storage Lot, Logistics and Freight
Multimedia Production and Distribution Complex	Taxi Service, Dispatch and Taxi Storage
Nursery, Greenhouse	Tire Recapping
Office, Professional, 30,000 Square Feet or Less	Tour Bus Company, Travel Agency with Outdoor Bus Storage
Office, Professional, 30,000 Square Feet or More	Towing Service, with Towed Vehicle Storage Yard, No Salvage or Parts Sales
Parking Lot, Parking Garage, Commercial or Private	Towing Service, No Towed Vehicle Storage Lot, Office Only, Storage of Tow Trucks and Car Haulers Permitted On-Site
Printing and Reprographic Facilities	Trucking Equipment, Heavy Equipment, Sales and Service with Sales Lot
Public Use Facility	Trucking Company, Heavy Equipment, Dispatch with On-Site Storage
Race Shop, Race Team Complex	Truck Stop, Truck Terminal
Radio and Television Studios	Warehouse, Enclosed
Rail Storage Yard	Warehouse, Volatile Materials
Recreational Vehicle Sales and Service with Outdoor Storage or Sales Lot	Welding Shop
Repair Shop, Farm Machinery	Wireless Telecommunications Services, Stealth Antennae, 65 Feet or Less
Restaurant, Excluding Drive-Thru	
<b><u>GI Permitted Based on Standards (PBS) Uses</u></b>	
Accessory Buildings	Communications Tower, 911
Auction, Estate or Asset Liquidation, Temporary Use	Communications Tower
	Contractor Office, Construction Equipment Storage, Temporary Use

Dumpsters, Commercial Waste Containers,  
Temporary Use

Ethanol Fuel Production Plant, Small Plant

Ethanol Fuel Production Plant, Medium Plant

FEMA Trailers, Natural Disaster or Significant  
Weather Event, Temporary Use

Government Buildings, Storage Only

Government Buildings, Storage Only,  
Outdoor Only

Ice Production, Dispensing, Accessory to  
Convenience Store

Ice Production, Dispensing, Accessory to Gas  
Service Stations

Landfill, Demolition-Less Than One Acre

Mobile Personal Storage Unit, Renovation,  
Temporary Use

Mobile Personal Storage Unit, Vacate or  
Occupy Premise, Temporary Use

Promotional Activities Involving the Display  
of Goods or Merchandise, Temporary Use

Public Use Facility

**GI Special Uses (SU)**

Airport, Commercial

Airstrip, as Accessory Use

Coliseum, Stadium

Correctional Facility

Extraction of Earth Products

Real Estate Office in Construction Trailer or  
Modular Unit, Commercial/ Mixed Use  
Projects, Temporary Use

Recreational Trail, Greenway or Blueway,  
Connector

Recyclable Materials Drop Off

Restaurant with Drive-Thru Facility Salvage  
Yard

Sports and Recreation Instruction or Camp

Temporary Dwelling for Large Construction  
Projects, Temporary Use

Tent or Temporary Structure, Including Cell on  
Wheels, Temporary Use

Towing Service, with Salvage

Towing Service, Accessory to Salvage Yard

Trail Head, Accessory

Trail Head, Primary Use Site

Warehouse with Outside Storage

Wireless Telecommunications Services, Co-  
location

Landfill, Demolition-One Acre or More

Landfill, Sanitary

Manufactured Home, Single Section

Nursery, Daycare

Public Service Facility

Race Track, Animal, Automobile or Other	Single Family Detached Residential
Recreational Facility, Outdoor	Trade and Vocational Schools
Shooting Range with Outdoor Target Practice	Wireless Telecommunications Services

**Section 3-8. TABLE OF PERMITTED USES**

The following Table of Permitted Uses lists each of Cabarrus County's zoning districts across the top of the page with uses listed vertically to the side. Uses are grouped together within the following seven categories arranged as follows:

Agricultural Uses

Residential Uses

Accessory Uses

Commercial, Retail and Professional Office Uses

Institutional, Civic and Public Uses

Industrial Uses

Temporary Uses

Transportation Related Uses