

## Sec. 36-434. - IC - Industrial commercial district.

- (1) *Purpose.* This district is intended to allow industrial operations and activities in combination with commercial uses in those areas where the combination of such uses is consistent with adopted policies and plans. This district is designed primarily to accommodate land that both meets the above intent and was zoned for industrial uses prior to the enactment of said ordinance. All industrial operations are permitted provided they are conducted inside a building, although related outdoor storage is permitted. Areas zoned IC are intended to be located primarily at major intersections in or adjacent to industrial areas and on land that is designated as a mixed industrial/commercial use area in the comprehensive plan. Areas zoned IC are intended to be at least five acres in size unless they adjoin a LI, light industrial, GM, general manufacturing, or HM, heavy manufacturing district, or the zoning is based on an adopted plan or comprehensive zoning scheme.
- (2) *Permitted uses.*
  - (a) Accessory uses, as permitted by section 36-450, accessory structures and uses.
  - (b) Ambulance services.
  - (c) Any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales offices accessory thereto.
  - (d) Any residential dwellings existing at the time the district is mapped. As a conforming use, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within 18 months of being destroyed.
  - (e) Auction sales, flea markets, and swap meets.
  - (f) Automobile service garages including body and fender repair and paint shops.
  - (g) Automobile service stations.
  - (h) Automobile washing businesses, including automatic, coin-operated, and moving-line facilities.
  - (i) Awning and canvas sales and rental.
  - (j) Bus stations.
  - (k) Catering businesses.
  - (l) Cemeteries.
  - (m) Churches and other places of worship, including parish houses, Sunday schools, and overnight shelters.
  - (n) Commercial gardens and/or farmers markets with retail and/or wholesale sales on-site.
  - (o) Commercial off-street parking lots and structures.
  - (p) Commercial outdoor recreation use group.
  - (q) Construction equipment storage yards.
  - (r) Day care centers in accordance with chapter 36, article XI, Springfield City Code.
  - (s) Eating and drinking establishments use group.
  - (t) Entertainment-oriented use group.
  - (u) Funeral homes, mortuaries, and crematoriums.
  - (v) General office use group.
  - (w) Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with section 36-480, screening and fencing, (non-household resource recovery collection centers are permitted by (c) above).
  - (x) Manufactured housing (mobile home) and trailer sales, leasing and service with no storage.

- (y) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
- (z) Medical marijuana dispensary facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, or within 200 feet of a then-existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
- (aa) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, or within 200 feet of a then-existing child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
- (bb) Medical marijuana testing facility. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
- (cc) Medical office use group.
- (dd) Nurseries, greenhouses and garden stores.
- (ee) Upholstery shops.
- (ff) Personal services use group.
- (gg) Pest control services.
- (hh) Police and fire stations.
- (ii) Private clubs and lodges.
- (jj) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.
- (kk) Public or private vehicle and boat storage garages, yards, or lots.
- (ll) Public service and public utility uses, as follows:
  - 1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.
  - 2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.
  - 3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater.
  - 4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
- (mm) Retail sales use group.
- (nn) Schools, professional, commercial, industrial and trade.
- (oo) Schools or development centers for persons with handicaps or development disabilities.
- (pp) Self-service storage facilities.
- (qq) Short-term rental type 3 in accordance with section 36-473 and subject to conditions in subsection (2)(d), if applicable.
- (rr) Swimming pool sales and display.
- (ss) Taxi dispatch yards and offices.

- (tt) Taxidermists.
  - (uu) Temporary lodging use group.
  - (vv) Temporary uses, as permitted by section 36-452, temporary uses.
  - (ww) Towers other than wireless facilities, less than 100 feet in height, and related facilities.
  - (xx) Upholstery shops.
  - (yy) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes.
  - (zz) Warehouses, storage and distribution centers.
  - (aaa) Wholesale sales use group.
- (3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant, to section 36-363, conditional use permits, of this article.
- (a) Overnight shelters and transitional service shelters for 50 or fewer residents, in accordance with subsection 36-363(10)(b)5.
  - (b) Go-cart tracks.
  - (c) Medical marijuana cultivation facility when located adjacent to or across the street from any residential district. No facility shall be located within 1,000 feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474, medical marijuana facilities.
  - (d) Motor freight terminals.
  - (e) Soup kitchens.
  - (f) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.
  - (g) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, in accordance with subsection 36-363(10)(b)1.
  - (h) Truck stops.
  - (i) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, or motel, or from a property zoned residential or a building used for residential purposes, or closer than a 100-foot radius from a building used for a restaurant.
- (4) *Use limitations.*
- (a) No dust, particulate matter, or noxious or toxic matter of any sort shall be emitted or discharged at any time.
  - (b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.
  - (c) All industrial operations and activities, except off-street parking and loading facilities and storage, shall be conducted wholly inside a building, or buildings.
  - (d) Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property, except property located in an IC, LI, GM, or HM district.