

4.31.1 Office/Industrial/Agricultural (OIA-OL) District Intent, Permitted Uses, & Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The Office/Industrial/Agricultural (OIA-01.), is designated to preserve existing farm land in the area; however, the zone also allows future developments to occur such as industrial or technology park and corporate office campus that needs visibility and good accessibility to US 31. It is anticipated that the zone will serve as a future employment and production center in the region. Zones MI, OC, AG are the base zones for this sub-district.</p> <p>Application of District All areas designated in Map 1: US 31-OL District Map, including sub-district Office/Industrial/Agricultural (OIA-OL).</p>	<p>Agricultural</p> <ul style="list-style-type: none"> • Agricultural crop production • Orchard • Plant nursery • Roadside produce sales • Storage of agricultural products produced on site • Tree farm <p>Business: Office/Professional</p> <ul style="list-style-type: none"> • Business/financial services office • Construction trade office • Design/planning office • General services office • Medical office <p>Communication/Utility</p> <ul style="list-style-type: none"> • Above-ground utility facility • Radio/TV station <p>Industrial</p> <ul style="list-style-type: none"> • Assembly • Distribution facility • Flex-space • Light assembly • Mini-warehouse storage facility • Outdoor storage • Research center • Sign painting, fabrication • Testing, lab • Tool and die slid • Trucking terminal' • Warehouse • Welding <p>Institutional</p> <ul style="list-style-type: none"> • Government office • Government operations (non-office) • Municipal airport • Police, fire or rescue station) • Post office • Public parking lot (garage) • Recreation center • Recycling sorting/distribution <p>Public Facilities</p> <ul style="list-style-type: none"> • Community center • Library • Public park 	<p>Agricultural</p> <ul style="list-style-type: none"> • Raising of farm animals <p>Communication/Utility</p> <ul style="list-style-type: none"> • Wireless telecommunication facility <p>General</p> <ul style="list-style-type: none"> • Off-site parking lot for church temple, mosque or similar place of worship