

<p>Sec. 4-78. - Industrial, warehouse: IW.</p>	<p style="text-align: center;"> <u>SHARE LINK TO SECTION</u> <u>PRINT SECTION</u> <u>DOWNLOAD (DOCX) OF SECTIONS</u> <u>EMAIL SECTION</u> </p>
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- (a)

"Light industrial" shall mean a use that involves the manufacturing, production, processing, fabrication, assembly, treatment, repair or packaging of finished products, predominantly from previously prepared or refined materials (or from raw materials that do not need refining). "Light industrial" shall mean uses such as the manufacture of electronic instruments, preparation of food products, pharmaceutical manufacturing, research and scientific laboratories, or the like. "Light industrial" shall not include uses such as mining and extracting industries, petrochemical industries, rubber refining, primary metal, concrete production, or related industries.
- (b)

	<p style="text-align: center;">Regulations. Regulations for the IW district are as follows:</p>
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- (1)

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- Permitted uses and structures. Permitted uses and structures are as follows:
 - a.
- Wholesaling, warehousing, storage or distribution establishments and similar uses.

- Permitted accessory uses. Permitted accessory structures and uses are as follows: a.

- See [section 4-101](#).

- (3)

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- Permitted uses by special exception. Special exceptions may be granted for the following uses according to the procedures and conditions as outlined in chapter 3 of this code: a.

- Any industrial or commercial use which is not otherwise permitted and is not listed as a use by special exception in the heavy industrial district.

- b.

- Establishments for the retail or wholesale sale of all types of merchandise, including new or used vehicles of all kinds; mobile homes; automotive parts and accessories; heavy machinery and equipment; boats; farm equipment; machinery and supplies; lumber and building supplies; and similar uses.

- c.

- Establishments or facilities for the retail sale of beer or wine for either onsite or offsite consumption, or both.

- d.

- Any use which is potentially dangerous, noxious or offensive to neighboring uses or to the public in general by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.

- e.

- Bulk storage of petroleum products and other flammable liquids and acids.

- f.

- Residential facility, including not more than one (1) mobile home, located on the same premises as an industrial use, for the use of

