
Sec. 4.17. "I" Industrial.

4.17.1 *Districts and intent.* The "I" Industrial category includes one 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.

Site and development plan approval is required for all permitted uses and structures in accordance with Section 14.13

(Ord. No. 2017-10, § 1, 5-18-17)

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.* Any uses or structures not specifically, provisionally, or by reasonable implication permitted herein, including any use not conforming to performance standards of article 14.

4.17.5 *Special exceptions.* (See also articles 12 and 13)

1. Wrecking yards (including automobile wrecking yard); junk yards; or yards used for scrap, salvage, secondhand building materials, junk automotive vehicles, or secondhand automotive parts; provided any such yard shall be completely enclosed by an opaque fence or wall not less than six feet high.
 - a. Where a landscape buffer is provided to meet this requirement, such landscape buffer shall be at least 80 percent opaque between two and six feet above average ground level when viewed horizontally and shall be of a plant material which maintains such opaque quality throughout the year. Further, such fence, wall or landscape buffer shall be maintained and continued so long as the main use continues. Failure to maintain such fence, wall or landscape buffer shall be a violation of these land development regulations.
 - b. The enclosure requirements set forth in subparagraph (a) above may be delayed as to any such yard for such portion thereof that borders or lies adjacent to a natural or cultivated woodlands, if the owner of such woodlands gives his consent in writing to such delay. Upon development of such adjacent woodlands for any purpose, or removal or clearing of such woodlands, such delay shall terminate and the enclosure requirements for such portion as was previously delayed shall be complied with within 90 days after such development or clearing. The land development regulation administrator may grant the delay provided for herein, and shall also notify the owner of such yard of the termination date of such delay.
 - c. Any such wrecking yard in existence on the date of adoption of these land development regulations shall comply with the enclosure requirements as provided in this section for wrecking yards.

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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. Hazardous waste disposal sites.
 12. Electric or gas generating plants.
 13. Asphalt or concrete batching plants.
 14. Public buildings and facilities.
 15. Public, charter and private schools offering curricula similar to public schools.
 16. Churches and other houses of worship.
 17. Other similar uses compatible with the uses of this district.

(Ord. No. 2012-8, § 1, 8-6-12; 2012-9-A, Attach. (LDR 12-01), 8-16-12; Ord. No. 2014-13, § 1, 12-18-14)

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 feet.

Side and rear. 15 feet except where railroad spur abuts side or rear property line, in which case no yard is required.

Special provisions. A minimum 35-foot natural buffer shall be required from wetlands, perennial rivers, streams and creeks. The location of any structure (except permitted docks, walkways and piers) shall be prohibited within these buffer areas.

4.17.8 *Maximum height of structures.* No portion shall exceed (see also section 4.2) 70 feet.

(Ord. No. 2004-28, § 2, 12-16-04)

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 30 feet in width along the affected rear and/or side yards as the case may be.

4.17.11 *Minimum off-street parking requirements.*

(See also section 4.2.)

1. *Warehousing and storage only.* One space for each 6,000 square feet 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 space for each 350 square feet of floor area, plus where applicable, one space for each 1,000 square feet of lot or ground area outside buildings used for any type of sales, display, or activity.
3. *Restaurants.* One space for each three 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 space for each 350 square feet of floor area.
5. *For uses specifically listed under ILW.* As for ILW off-street parking requirements.
6. *Other permitted uses (unless otherwise specified).* One space for each 500 square feet of floor area.

Note. Off-street loading required. (See section 4.2).

(Ord. No. 2013-4, § 2, 3-21-13)