

Appendix A

- **Sec. 28-226. - Industrial and warehousing: IW.**

Intent. This district is intended to allow light manufacturing and related service, storage and commercial uses.

(1)

Permitted uses and structures:

a.

Wholesaling, warehousing, storage or distribution establishments, mini-warehouses, and self-storage facilities and similar uses.

b.

Light manufacturing and processing, including food processing, packaging or fabricating; however, any food processing, packaging or fabricating plant engaged in the processing or packaging of shellfish shall be wholly contained within completely enclosed buildings with no odor, fumes or steam detectible to normal senses from off the premises.

c.

Printing, lithographing, publishing or similar establishments.

d.

Bulk storage yards, not including bulk storage of flammable liquids and acids.

e.

Outdoor storage yards and lots, provided, such outdoor storage yard shall not be located closer than twenty-five (25) feet to any public street and that such yard shall be completely enclosed by a solid fence or wall or equivalent visual barrier not less than eight (8) feet high except for entrance and exit and such openings shall be equipped with eight-foot-high visual barrier gates; and provided further that this provision shall not permit wrecking yards (including automobile wrecking yards), junkyards or yards used in whole or in part for scrap or salvage operations, or for processing, storage, display or sales of any scrap, salvage or secondhand building materials, junk automotive vehicles, or secondhand automotive parts.

f.

Vocational, technical, trade or industrial schools and similar uses.

g.

Miscellaneous uses such as express office, telephone exchange, commercial parking lots and parking garages, motor bus or truck or other transportation terminal.

h.

Radio or television broadcasting offices, studios, transmitters or antennas.

i.

Any existing industrial use.

j.

Railroad right-of-way, tracks, sidings, yard, etc.

k.

Boatbuilding.

l.

Tattoo parlor or studio.

m.

Craft alcohol industry, but no retail sales.

n.

Home-based business.

o.

Mobile food dispensing vehicle as per [section 28-347](#)(9).

p.

Mobile food truck court as per [section 28-347](#)(9).

(2)

Permitted accessory uses and structures:

a.

See [section 28-348](#).

b.

Residential facilities (including not more than one (1) mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

(3)

Permissible uses by exception:

a.

Retail establishments for sale of new and used automobiles, motorcycles, trucks and tractors, boats, automotive vehicle parts and accessories, heavy machinery and equipment, farm equipment and supplies, lumber and building supplies, monuments and similar uses.

b.

Service establishments catering to commerce and industry, including linen supply, laundry package dry cleaning plants, freight movers, communications services, business machine services, canteen services, restaurants (including drive-in restaurants), hiring and union halls, employment agencies, sign companies, automobile service stations and truck stops, and similar uses.

c.

Bulk storage yards for flammable liquids and acids and resiliency facilities.

d.

Special cabarets to the extent otherwise authorized by law.

e.

Facilities for hydrocultural, agricultural or cultivation of legally available marijuana.

f.

Facilities for manufacturing, production or processing of legally available marijuana.

(4)

Minimum lot requirements. None.

(5)

Minimum yard requirements:

a.

Front, none.

b.

Side, five (5) feet.

c.

Rear, five (5) feet.

(6)

Maximum lot coverage by all buildings. Eighty (80) percent.

(7)

Maximum height of structures. Thirty-five (35) feet for buildings and structures set back at least twenty (20) feet from the front property line or public right-of-way. Thirty (30) feet for buildings and structures set back at least fifteen (15) feet, but not more than twenty (20) feet, from the front property line or public right-of-way. Twenty-five (25) feet for buildings and structures set back at least ten (10) feet, but not more than fifteen (15) feet, from the front property line or public right-of-way. Twenty (20) feet for buildings and structures set back at least five (5) feet, but not more than ten (10) feet, from the front property line or public right-of-way. Fifteen (15) feet for buildings and structures set back not more than five (5) feet, from the front property line or public right-of-way.

(Code 1964, § 33-52; Ord. No. 01-13, § 1, 6-25-01; Ord. No. 14-25, § 1, 12-8-14; Ord. No. 14-26, § 1, 12-8-14; Ord. No. 16-02, § 1, 1-25-16; Ord. No. 20-03, § 3, 2-10-20; Ord. No. 21-17, § 1, 10-11-21; Ord. No. 22-07, § 1, 3-28-22; Ord. No. 23-16, § 4, 5-22-23; Ord. No. 24-19, § 3, 6-24-24)