

## Allowable Zoning Uses

### 4.13 Industrial (I)

**A. Statement of Intent:** The intent of this district is to provide for heavy industrial development, high-intensity land use, and primary job centers. This district includes development that may not be suitable in close proximity to residential development due to negative impacts of light, noise, odor, heavy equipment, long hours of operation, and traffic. Specifically, this district is designed to fulfill the following objectives:

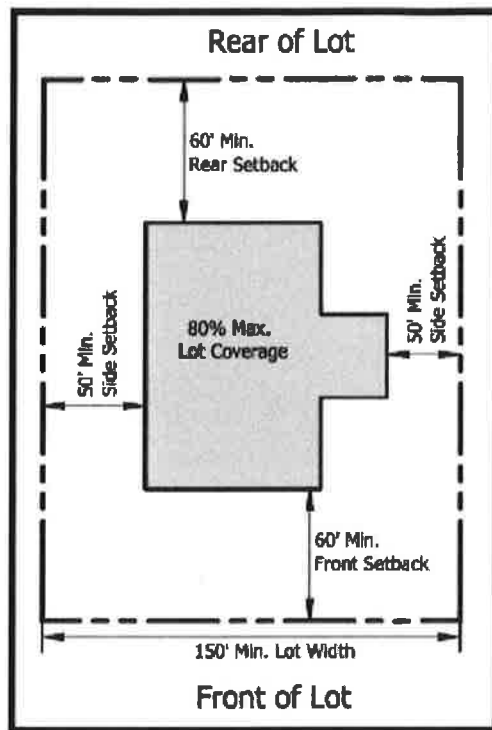
1. Provide for industrial development, production, assembly, storage, distribution centers, and other uses commonly associated with industrial development;
2. Encourage economic development of the County and provide primary jobs for citizens;
3. Protect those locations in which a variety of compatible industrial uses may be located against encroachment from other uses that may impede industrial development; and
4. Provide sufficient space in appropriate locations for industrial development, while affording protection to surrounding properties from potential nuisance factors and pollution.

**B. Allowed Uses:** Allowed uses for the district can be found in Table 4.1, later in this Article.

Special Use Permit, and Prohibited Uses, which are defined as follows:

- A. Permitted Use (P):** Uses that are permitted by-right within the respective zoning district. Permitted Uses are subject to all other applicable standards of this Ordinance.
- B. Conditional Use (C):** Uses that are permitted by-right within the respective zoning district, as long as certain additional standards are met. The additional standards are identified later in this Article. Conditional Uses are subject to all other applicable standards of this Ordinance.
- C. Special Use Permit (SUP):** Uses that are permitted within the respective zoning district only after review and approval of a Special Use Permit, in accordance with the provisions of this Ordinance.
- D. Prohibited Uses (blank):** Uses that are not permitted within the respective zoning district.

**C. Lot Standards:**



Minimum Lot Size	1.0 acre
Minimum Lot Width	150 feet
Minimum Road Frontage	75 feet
Maximum Building Height	60 feet
Maximum Lot Coverage	80%
Building Setbacks	Front: 60 feet Side: 50 Feet Rear: 60 Feet
Accessory Building Maximum Height	25 Feet

**D. Special Provisions:** Special Provisions that impact the Lot Standards for the Industrial District are as follows:

1. Maximum building height can be increased by fifteen (15) feet if each setback is increased by one (1) foot for each additional one (1) foot in height over sixty (60) feet.
2. Maximum building height can be increased up to one hundred (100) feet with approval of a Special Use Permit.
3. Setbacks between industrial uses may be reduced by up to 50%, such as setbacks in an industrial park that contains multiple parcels.

**4.20 Modifications to the Official Zoning Map and Zoning Districts:**

Additional zoning districts may be added from time to time upon recommendation of the Planning Commission to the Board of Supervisors, as identified in this Ordinance. Proposed changes to the Official Zoning Map, including the addition of new zoning districts, may be submitted by the Planning Commission or any other interested party.

**4.21 Land Use Table:** The table beginning on the following page is intended to match specific uses of property with the zoning districts in which the uses are permitted. There are several categories of uses, Permitted Use, Conditional Use,

**Table 4.1: Land Use Table**

Uses	Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO	LO	CLO
<b>Residential</b>																
Accessory Dwelling	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Commercial/ Industrial Housing									SUP	SUP	SUP	SUP				
Duplex					P	P	P						P			
Farm Worker Housing	C	C														
Group Home	P	P	P	P	P	P	P	P					P			
Manufactured Home	P	P	P		P											
Manufactured Home Park		SUP	SUP													
Multi-family							P	P		P			P			
Second Manufactured Home	SUP	SUP	SUP													
Second Single-family Detached	SUP	C	C	SUP	SUP	SUP	SUP									
Single-family Attached						C	C						C			
Single-family Detached	P	P	P	P	P	P	P	P					P			

**Table 4.1: Land Use Table**

Uses	Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO	LO	CLO
<b>Agricultural/ Conservation</b>																
Agriculture	P	P								P	P	P	P			
Agritourism	C	C								C	C	C	C			
Animal Hospital/ Veterinary Clinic	SUP	P						P	P	P			P			
Biomass Conversion	C	C						C		C	C	C				
Forestry/ Timber Operations	P	P											P			
Horse Riding School/ Horse Training Facility/ Commercial Stables	P	P	P					P					P			
Kennel/ Animal Shelter	SUP	P						SUP	SUP	P	P					
Large-scale Agriculture	SUP	C									SUP	SUP				
Livestock Market		SUP						SUP	SUP	SUP	SUP					
Ponds- 2 Acres or More	P	P	SUP										P			
Residential Chicken Keeping			C	C	C								C			
Small-scale Agriculture			C					C					C			

**Table 4.1: Land Use Table**

Uses	Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PTD	PUD*	AO	LO	CLO
<b>Agricultural/ Conservation (cont.)</b>																
Wildlife Rehabilitation Center	P	P							SUP	SUP	SUP					
Wildlife Sanctuary/ Game Reserve	P	P											P			
Winery	C	C	C				C									
<b>Commercial Services</b>																
Adult Oriented Business									SUP							
Agricultural Equipment Sales & Servicing	SUP	C					C	C	C	C						
Artisan Workshop	C	C	C	C	C	C	C	C	C	C			C			
Car Wash								P	P	P			P			
Commercial Assembly Hall		SUP						P	P	P			P			
Gas Station/ Convenience Store								P	P	P			P			
Home Occupation	C	C	C	C	C	C	C	C	C	C			C			
Home Business	C	C	C				C	C	C	C			C			
Manufactured Home Sales								SUP	SUP	SUP	SUP					

**Table 4.1: Land Use Table**

Uses	Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO	LO	CLO
Commercial Services (cont.)																
Mixed-use								SUP	SUP	SUP			P			
Mobile Food Vending						C		C	C	C	C	C	C			
Motor Vehicle Sales & Service								SUP	C	C						
Motor Vehicle Service/ Repair								C	C	C						
Neighborhood Commercial								C	C	C			C			
Nursery/ Garden Center	P	P						P	P	P			P			
Outdoor Sales								C	C	C	C	C				
Produce Stands	C	C	C					C	C	C			C			
Personal Services								P	P	P			P			
Professional Offices								P	P	P	P	P	P			
Restaurant								P	P	P	P	P	P			
Retail Businesses								P	P	P			P			
Tattoo/ Body Art Parlor									SUP	SUP						
Wholesale Operations								P	P	P	P	P	P			

**Table 4.1: Land Use Table**

Uses	Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO	LO	CLO
<b>Lodging</b>																
Bed & Breakfast	C	C	C	C	C	C	C	C					C			
Hotel/ Motel							SUP	P	P				P			
Inn	C	C	C				C	C					C			
<b>Health/ Human Care</b>																
Assisted Living/ Nursing Home/ Long-term Care						SUP	SUP	SUP	C	C			C			
Day Care Center (child or elderly)						SUP	SUP	C	C	C	C	C	C			
Family Day Care Home (child or elderly)	C	C	C	C	C	C	C	C					C			
Hospitals									P	P	P	P	P			
Medical Offices & Clinics								P	P	P	P	P	P			
Treatment/ Rehabilitation Clinic							P	P	P	P	SUP	SUP	SUP	P		



**Table 4.1: Land Use Table**

Uses	Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO	LO	CLO
<b>Recreation / Entertainment</b>																
Campgrounds & Recreational Vehicle Parks	C	SUP	SUP					C						C		
Camping- Long Term	C	C	C	SUP	SUP			C						C		
Commercial Dock/ Marina/ Yacht Club								P	P	P				P		P
Commercial Indoor Recreation Facility									P	P				P		
Commercial Indoor Shooting Range								SUP	P	P	SUP			P		
Commercial Outdoor Recreation Facility	SUP	SUP						P	P	P				P		
Commercial Outdoor Shooting Range	SUP	SUP						SUP		SUP				P		
Country Club	SUP	SUP						P	P					P		
Day Camp/ Summer Camp	C	C	SUP					C	C					C		
Golf Course	SUP	SUP	SUP					P	P					P		

Uses	Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO	LO	CLO
Recreation/ Entertainment (cont.)																
Hunting Club/ Outdoor Lodge	P	P	SUP					P					P			
Large-scale Commercial Outdoor Recreation Facility									SUP	SUP	SUP		C			
Residential Dock	P	P	P	P	P	P	P	P	P	P	P	P	P			P
Theaters & Auditoriums								SUP	P	P			P			
<b>Civic/ Institutional</b>																
Bus/ Railroad Station									SUP	SUP	SUP					
Business/ Trade School			SUP							P	P		P			
Cemetery	SUP	SUP	SUP					SUP	SUP	SUP			P			
Civic	P	P	P	P	P	P	P	P	P	P			P			
Club, Lodge, Union Hall, or Social Center	SUP	SUP	SUP			SUP	SUP	P	P	P			P			
College/ University	SUP	SUP						SUP	SUP	SUP			P			

**Table 4.1: Land Use Table**

Uses	Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO	LO	CLO
<b>Civic/ Institutional (cont.)</b>																
Conference or Exhibition Center								P	P	P	SUP	SUP	P			
Correctional Facility											SUP					
Funeral Home								P	P	P			P			
Government/ Public Safety	P	P	P	P	P	P	P	P	P	P	P	P	P			
Landfill															P	
Museum	SUP	SUP	SUP					P	P	P	P	P	P			
Park	P	P	P	P	P	P	P	P	P	P	P	P	P			
Private School	SUP	SUP	SUP					P	P	P	SUP		P			
Public School	SUP	SUP	P	P	P	P	P	P	P	P	SUP		P			
Religious Assembly	SUP	P	P	P	P	P	P	P	P	P	SUP		P			
Sewage Treatment Plant											SUP					
Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P			

**Table 4.1: Land Use Table**

Uses	Districts															
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PID	PUD*	AO	LO	CLO
<b>Industrial</b>																
Above Ground Storage Tanks	SUP	SUP						SUP	SUP	C	C	C				
Airport											SUP	SUP		P		
Boat Yard								SUP	SUP	P	P	P				
Concrete & Asphalt Plants										SUP	SUP	SUP				
Contractor's Office								C	C	C	C	C	C			
Fabrication										P	P	P	P			
Food Processing										SUP	P	P	P			
Junk/ Salvage/ Recycling Operation										SUP	SUP	SUP				
Light Assembly										P	P	P	P			
Manufacturing											P	P				
Meat Processing		SUP						SUP	SUP	C	C	C				
Mini-warehouse or Self-service Storage									P	P	P	P				
Power Generation Plant											SUP	SUP	SUP		SUP	

**Table 4.1: Land Use Table**

Uscs	Districts														
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PUD*	AO	LO	CLO
<b>Industrial (cont.)</b>															
Private Airstrip	SUP	SUP									SUP	SUP			
Research & Laboratory								P		P	P	P	P		
Slaughterhouse		SUP									SUP				
Small-scale Junk & Salvage Operation		SUP						SUP	SUP	C	C	C			
Small-scale Slaughterhouse	SUP	SUP						SUP		SUP	SUP				
Solar Farm	SUP	SUP								SUP	SUP	SUP	P		
Telecommunication Towers	SUP	SUP	SUP					SUP	SUP	SUP	SUP	SUP	C		
Warehouse or Distribution Operation									SUP	P	P	P			
Wind Turbines- Large	SUP	SUP								SUP	SUP	SUP	C		
Wind Turbines- Medium	SUP	C	SUP					SUP	SUP	SUP	C	C	C		
Wind Turbines- Small	SUP	C	C	SUP	C	SUP	SUP	C	C	C	C	C	C		

**Table 4.1: Land Use Table**

Uses	Districts														
	C	A	RR	R	LR	MR	HR	RC	CM	LI	I	PUD*	AO	LO	CLO
Natural Resources															
Quarry		SUP								SUP	SUP				
Coal/ Lumber Yards		SUP								SUP	SUP				
Mining & Mineral Extraction		SUP								SUP	SUP				
Natural Resource Extraction		SUP								SUP	SUP				
Sawmill		SUP								SUP	SUP				

\* PUD- can combine any of the identified uses in their master plan; however, uses must be designated at the time of PUD zoning and cannot be changed without modification of the zoning