

Chapter 4 DISTRICT REGULATIONS

§ 4-119 ID-1- Restricted Industrial District Uses.

ID-1 PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Agriculture and forestry, farming crops, & roadside stand for sale of produce	111, 113	Crop production; Forestry and logging	None
2. Contractors, limited to NAICS codes listed	2351, 2352, 2353, 2354, 2355, 2356, 2358	Plumbing, heating & air cond.; Painting, wall covering; Electrical; Masonry, drywall, tile; Carpentry & floor; Roofing, siding, metal; Water well drilling.	1 per 200 square feet of gross office area

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ID-1 PERMITTED USES (continued)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
3. Manufacturing, limited to NAICS codes listed	3112, 3113, 3114, 3115, 3118, 3119, 312, 315, 3162, 3169, 321214, 321219, 3219, 3222, 323, 32513, 3252, 3254, 3256, 3259, 3261, 3262, 327111, 327112, 327113, 3272, 327992, 327993, 327999, 3312,	Grain milling (except 311225-fats, oils); Sugar & confectionery; Fruit & vegetable; Dairy products; Bakeries & tortilla; Other Misc. food; Beverage, tobacco products; Apparel; Footwear; Leather products & allied products; Truss Mfg.; Reconstituted wood products; Other wood products; Converted paper products (except 322299); Printing, related support; Dye & pigment; Resin, plastic, synthetic fibers; Pharmaceutical, medicine; Soap, cleaners; Other chemicals (except 32592-explosives); Plastics; Rubber products (except 32621 - tires); Vitreous plumbing fixtures; China & pottery; Porcelain electrical supply; Glass & glass products; Mineral & earth; Mineral wool; Misc. nonmetallic mineral; Steel products;	1 per employee for maximum shift plus 1 per office and 1 per 200 square feet of sales area

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ID-1 PERMITTED USES (continued)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
3. Manufacturing, (limited to NAICS codes listed (continued)	3313, 332, 333, 334, 335, 336213, 336214, 3363, 3366, 3369, 337, 339,	Aluminum production; Fabricated metal products (except 3321 & 33299); Machinery; Computer & electronic prod; Electrical equip., appliances; Motor homes; Travel trailer & camper; Motor vehicle parts; Ship & boat building; Transportation equip. (except 336992 - military, tanks); Furniture & related products; Miscellaneous, medical, jewelry, toys, etc.	
4. Wholesale trade	42	Wholesale trade, durable and nondurable goods	1 per 300 square feet of gross sales area
5. Retail trade, limited to NAICS codes listed	441, 444, 447	Motor vehicle & parts dealers; Building material, garden equip. & supply, nursery; Gasoline stations, with or without convenience stores	1 per 200 square feet of gross floor area
6. Transportation	485, 488	Ground passenger transportation Transportation support activities;	1 per 300 square feet of terminal or office area
7. Postal service,	491	Postal service	1 per 200 square feet of gross floor area
8. Publishing, motion picture production, radio & TV stations	51	Information, publishing, motion picture, recording, broadcasting & telecommunications	1 per 300 square feet of gross floor area
9. Mini-warehouses (except open storage)	53113	Mini-warehouses (except open storage)	1 per 200 square feet of gross office area

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ID-1 PERMITTED USES (continued)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
10. Testing laboratories, research, scientific & technical consulting services	54138, 541690 5417	Testing laboratories; Scientific & technical consulting; Scientific R&D services	1 per 300 square feet of gross floor area
11. Landscaping services	56173	Landscaping services	None
12. Vocational schools	61151	Technical and trade schools	1 per 3 students plus 1 per staff member
13. Repair services	811	Repair and maintenance	1 per 200 square feet of gross service area
14. Warehousing and storage, general merchandise, refrigerated, farm products.	49311,	General merchandise warehousing and storage;	1 per 200 square feet of gross office area <i>Eff. Date 09-22-03</i>
15. Corporate, Subsidiary and Regional Managing Offices (except government establishments)	551114	Centralized Administrative Offices; Head Offices; Corporate Offices; Holding Companies that Manage; District and Regional Offices; and Subsidiary Management Offices (Except Government Establishments)	1 for each 200 square feet of office area
Effective: 7/17/17			

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ID-1 <u>CONDITIONAL USES</u> [approved by Zoning Administrator if all conditions are met]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Public utility substation, water tower, pump station, provided all following conditions are met: a. separated from adjoining residential district or property line by planting screen, fence or wall at least 6 feet high; b. accessed by minimum 30-foot-wide easement or road.	22112, 2212, 22131	Electric, gas, water, sanitary utilities	1 space
2. Communications tower, see Chapter 5, Supplemental Regulations	5133	Communications	1 space
3. Zoos and botanical gardens, provided all following conditions are met: a. minimum five (5) acre lot; b. building setback from residential district 150 feet; c. parking setback from residential district 200 feet.	71213	Zoos, botanical gardens	1 per 200 square feet of building area
4. Solar Farms: See Chapter 5 § 701, Supplemental Regulations	221114	Electric	1 space

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§ 4-119 ID-1 - Restricted Industrial District Regulations.

The following regulations apply to all uses in ID-1 districts:

ID-1 SPECIAL EXCEPTIONS [approved by Board of Zoning Appeals after hearing]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Fishing and hunting (except trapping);	114	Fishing and hunting (except trapping);	None
2. Poultry hatcheries, cattle ranching	11234, 112111	Poultry hatcheries; Cattle ranching & farming	None
3. Government facility (correctional facility limited to pre-trial detention), provided the Board of Zoning Appeals determines: a. applicable State regulations are met; b. structures setback minimum of 50 feet from all property lines; c. conditions imposed for safety, traffic, impact on district; d. the use is compatible with the district.	92	General government, justice, public order, safety (92214 limited to pre-trial detention facility)	1 for each 200 square feet of floor area

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§ 4-120 ID-1 - Restricted Industrial District Regulations.

The following regulations apply to all uses in ID-1 districts:

Minimum lot area	Utility substations and water towers: 10,000 square feet. <u>Other</u> : As specified in conditions, or none.
Minimum street frontage	100 feet, or access as specified in conditions.
Minimum front yard depth:	30 feet from road right-of-way; except gasoline island may be 20 feet from road right-of-way.
Minimum setback from second street frontage:	Side street on corner lot - 10 feet. Rear street on double frontage lot - 30 feet.
Minimum side yard:	<u>Principal structure</u> - 10 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - 15 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line.
Minimum setback from any commercial or industrial district	50 feet
Minimum setback from any rural, residential or agricultural district	150 feet, <u>or</u> 75 feet with a 50-foot-wide densely planted buffer maintained at least 6 feet high along the rural, residential or agricultural district line, <u>or</u> as specified in conditions
Maximum structure height:	50 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]. Manufacturing, processing and assembly plants may exceed 50 feet in height provided setbacks from residential districts shall be increased by four additional feet for every two feet in height over 50 feet.
Outdoor storage:	Wrecked or junk vehicles prohibited. Outdoor storage of materials used in assembly, fabrication or processing is permitted; provided, junk or salvage is limited to 25% of floor area of buildings on same lot. Outdoor storage shall be screened from view from a public road.
Off street parking and loading:	See supplemental regulations, Chapter 5
Signs:	See supplemental regulations, Chapter 5
Supplemental regulations:	See Chapter 5