

Section 27 - Industrial District

(orig. 3-26-13)

A. Intent and Purpose

1. The Industrial Zone Districts are intended to provide areas for low to heavy industrial development and industrial uses requiring specific designation, where allowed. (orig.3-26-13)
2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements for each specific industrial zone district. (orig.3-26-13)
3. The Industrial zone districts are divided as follows: (orig.3-26-13)
 - a. Industrial-One (I-1): to provide areas for medium industrial development
 - b. Industrial-Two (I-2): to provide areas for heavy industrial development.
 - c. Industrial-Three (I-3): to provide areas for light Industrial development.
 - d. Industrial-Four (I-4): to provide areas for heavy industrial development and industrial uses requiring specific designation.

B. Permitted Uses (orig. 3-26-13; am 7-17-18)

Use	I-1	I-2	I-3	I-4
Light Manufacturing, processing or fabrication of products. All such manufacturing, processing or fabrication shall be completely enclosed within a legally constructed building.	X	X	X	X
All uses allowed in Industrial-Three, plus manufacturing, processing or fabrication of products except those explicitly permitted in the Industrial-Two or Industrial-Four Districts.	X	X		X
All uses allowed in Industrial-One & Industrial-Three, plus manufacturing, processing or fabrication of products except those explicitly permitted within the Industrial-Four District. Industrial-Two explicitly allows the following: Abrasives; alcoholic distillation; animal by-products; bone black; brewery; carbon black and lamp black; charcoal; chemicals, heavy or industrial; cinder and cinder block; coal and coke; detergents, soaps and by-products, using animal fat; fermented fruits and vegetable products, manufacture; fertilizers; fungicides; gases, other than nitrogen and oxygen; glass; glue and size; graphite; gypsum and other forms of plaster base; insecticides; insulation, flammable types, or fabrication; matches; meat slaughtering or packing; metals, extraction or smelting; metal ingots, pigs, casting, sheets or bars; oils and fats, animal and vegetable; paints, pigments, enamel, japans, lacquers, putty, varnishes, whiting and wood filler; paper pulp and cellulose; paraffin; petroleum and petroleum products; portland and similar cements; rubber, processing or reclaiming; sawmill or planing mill; serums, toxins, viruses; sugars and starches; tannery; turpentine; wax and wax products; and wood preserving by creosoting or other pressure impregnation of wood by preservatives.		X		X
All uses allowed in Industrial-Two, plus manufacturing, processing or fabrication of products; manufacture and storage of explosives (in conformance with setback and other safety requirements of the Building Code, and other applicable codes).				X
Foundry		X		X
Rock crusher		X		X
Storage of gasoline and other petroleum products; for the permitted above-ground storage of flammable liquids, see the Accessory Use Section of this Zoning Resolution.	X	X		X
Brick, tile or terra cotta manufacture.	X	X		X
Light or power plant, central station.	X	X		X
Grain drying or poultry feed manufacture, feed mill.	X	X		X
Wholesale sales, mini-warehousing, warehousing or storage of any commodity.	X ¹	X ¹	X ²	X

Use	I-1	I-2	I-3	I-4
Indoor mini-warehousing, self-storage	X ¹	X ¹	X ²	X
Sale at retail of any commodity manufactured, processed, or fabricated on the premises.	X	X	X	X
Sale of retail hardware or equipment, supplies or materials (except commercial explosives) for agriculture, mining, industry, business, transportation, building, and other construction.	X	X	X	X
Repair, rental and servicing of any commodity, the manufacture, processing, fabrication or sale of which is permitted.	X	X	X	X
Craft breweries, distilleries, and wineries.	X	X	X	X
Veterinary Hospitals	X	X	X	X
Doggy Day Care, Public Kennels, and Canine training facilities	X	X	X	X
Railroad facilities, not including shops.	X	X	X	X
Storage of operable motor vehicle regardless of size	X	X	X	X
Storage of boats, trailers, recreational vehicles, and other similar recreation equipment.	X	X	X	X
Storage of machinery or vehicles not in operating condition, provided that all such properties shall be screened from adjacent streets, or other public ways, by an 8 foot solid fence, to be maintained in a neat and well kept manner.				X
Terminals for transportation and public transit vehicles	X	X	X	X
Motor vehicle service station, gasoline filling station and car wash.	X	X	X	X
Oil and Gas drilling and production subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution.	X	X	X	X
Office used for direct support and as an integral part of a permitted use within this district, when located on the same lot as the use. Temporary office structure will be allowed not to exceed a 5-year period.	X	X		X
All Office uses	X	X	X	X
Laboratory	X	X	X	X
Research and development facility	X	X	X	X
Recycling transfer station, Type I.	X ³	X ³	X ³	X
Indoor Recreation and Sports Training Facilities	X	X	X	X
Other similar industrial uses that are not more detrimental to the highest and best use of land in this district than the permitted uses listed above.	X	X	X	X
Sexually Oriented Businesses located in accordance with the provision of the General Provisions and Regulations Section of this Zoning Resolution.	X	X	X	X
Telecommunications Land Uses· Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution.	X	X	X	X
Energy Conversion Systems· Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X	X

¹ With the following exceptions: sales, warehousing, storage, or accumulation of junk, including machinery or vehicles not in operating condition, may be permitted only if contained within a building.

² With the following exceptions: No live animals, commercial explosives or above ground bulk storage of flammable liquids or gases may be included.

³ Allowed when completely enclosed within a building. Exception: a recycling transfer station that is not enclosed within a building is permitted when:

a. The area utilized by containers is less than 200 square feet in size.

- b. The facility accepts only recyclable glassware, metal cans, newspaper, small plastic containers, paper, cardboard.
- c. The facility utilizes containers which screen the materials from weather and public view.
- d. The height of any structure does not exceed 14 feet.

C. Accessory Uses (orig.3-26-13)

Use	I-1	I-2	I-3	I-4
Caretakers unit accessory to mini-warehouse uses	X	X	X	X

D. Special Uses

The following uses shall be permitted only upon review by the Planning Commission and approval by the Board of County Commissioners: (orig. 3-26-13)

Use	I-1	I-2	I-3	I-4
Holding area for motor vehicles (operable or inoperable) removed from public roads and awaiting disposition by proper legal authorities. Such motor vehicles shall be enclosed by a closed fence (one preventing view) at least 8 feet in height.	X	X	X	
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X	X	X
Cable Television Reception Station	X	X	X	X
Trash Transfer Station	X	X		X
Type II Recycling Transfer Station	X	X	X	X
Sanitary Landfill				X
Junk yards, automobile wrecking, processing yards and other similar uses.				X

E. Lot and Building Standards (orig. 3-26-13)

Districts	Setbacks – Structural					Setbacks – Gas Pump		
	Front	Side	Side to Street	Rear		Front	Side	Rear
				Prop. Line	Alley ¹			
I-1	50 ft.	5 ft.	30 ft.	10 ft.	15 ft.	18 ft.	18 ft.	10 ft.
I-2	50 ft.	5 ft.	30 ft.	10 ft.	15 ft.	18 ft.	18 ft.	10 ft.
I-3	50 ft.	5 ft. ²	30 ft.	10 ft. ³	15 ft.	18 ft.	18 ft.	10 ft.
I-4	50 ft.	5 ft.	30 ft.	10 ft.	15 ft.	18 ft.	18 ft.	10 ft.

¹ Measured from the center of the alley.

² The side setback requirement for a standalone office shall be 20 ft.

³ The rear setback requirement for a standalone office shall be 20 ft.

Districts	Building Height	Lot Size
I-1	None	None
I-2	None	None
I-3	None ¹	None
I-4	None	None

¹ The height limitation for a standalone office shall be 46 ft.

F. Fencing

1. Maximum height: None. (orig.3-26-13)
2. Fence permits are required for any fence over 42 inches in height. (orig.3-26-13)
3. No barbed wire shall be permitted as material for a boundary or perimeter fence. However, boundary or perimeter fences may include not more than 4 strands of barbed wire as the top 18 inches or less of the

fence, which may be angled inward up to 45 degrees, provided the lowest strand of barbed wire is at least 6 feet above the ground. (orig.3-26-13)

4. No electric fence shall be permitted in this district for a boundary or perimeter fence. (orig.3-26-13)
5. Fences on corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution, except that fences constructed of woven wire or ornamental iron which are 80 percent open may be erected with no height limitation. (orig.3-26-13)
6. Where allowed, materials stored outside shall be enclosed and concealed by a closed fence (one preventing view) at least 6 feet in height. When abutting a residential zone district fencing shall be wooden, masonry or hedge. Such fence shall be constructed and maintained in good condition. As used in this section, outdoor storage of material shall include by way of example: equipment, vehicles (operable or inoperable), trailers, pipes, construction materials or other items but shall not include employee or customer parking lots or where sample merchandise is necessary for sale. Merchandise shall not exceed the height of the fence, except for operable vehicles, trailers, or other equipment designed to be towed or lifted as a single component. Where the topography of the land is such that a fence would not prevent view from adjoining property or right-of-way, the Director of Planning and Zoning may waive this requirement. No outdoor storage shall be allowed within a required front setback or within any required landscaping area. (orig.3-26-13; am. 3-3-15)

G. General Requirements

1. All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs and fireplaces may protrude 24 inches into the setback. (orig.3-26-13)
2. Corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution, except as specified in the "Fences" portion of this section. (orig.3-26-13)
3. No structure may be erected, placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig.3-26-13)
4. Every use shall be so operated that the ground vibration inherently or recurrently generated is not perceptible, without instruments, beyond any boundary line of the lot on which the use is located. (orig.3-26-13)
5. Every use shall be so operated that it does not emit an obnoxious or dangerous degree of heat, glare, radiation or fumes beyond any boundary line of the lot on which the use is located. (orig.3-26-13)
6. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces. (3-26-13)
7. All materials or wastes which might cause fumes or dust, or which constitute a fire hazard, or which may be edible by or otherwise attractive to rodents or insects, shall be stored outdoors in closed containers only. (3-26-13)