

Section 4.4.20 Industrial (I) District:

(A) **Purpose and Intent:** The Industrial (I) District provides for industrial land uses and their regulation so as to provide reasonable protection for the environment and the public with respect to the impacts of such use.

(B) **Principal Uses and Structures Permitted:** The following types of use are allowed within the Industrial District as a permitted use:

(1) **Manufacturing:** The processing of raw materials to create final products for distribution and which either involve or result in the following:

MATERIALS:

- ceramics and plaster
- fiberglass
- glass
- leather
- tobacco
- wood

PRODUCTS:

- appliances
- bakery products
- beverages, alcoholic and nonalcoholic
- cabinets
- clothes
- computer chips and computer components
- cosmetics
- dry ice
- electronic components
- furniture
- ice
- optical
- pharmaceuticals
- signs of all / any materials
- sporting goods
- textiles
- toys

PROCESSES:

- millwork (woodwork)
- welding

(2) **Fabrication and/or Assembly:** The working or combining of processed or manufactured materials or parts which are then prepared for distribution for sale. All processes and products identified under "manufacturing" are permitted as are the following:

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PROCESSES:

- assembly of mechanical and / or component parts
- bottling
- engraving
- machine shops
- printing
- repair of damaged goods and products which may have been manufactured on the premises

PRODUCTS:

- communication devices (radio, television, cameras)
- confectioneries
- metal goods
- precision instruments
- newspapers, books, periodicals

(3) **Wholesaling, Storage, and Distribution:** The wholesaling, storage, and distribution of any products which may be manufactured, assembled, or fabricated on the premises. In addition, the following items may be wholesaled, stored, or distributed:

- household furnishings and goods
- moving and related storage

(4) **Other Process and Activities:** The following activities and processes may also be conducted:

- automobile paint, body, and repair shops
- boat repair and service
- cold storage
- dry cleaning
- emissions testing
- frozen food lockers, including personal lockers
- laundering
- publishing
- tailoring

(5) **Service Industry:** Service Industry uses are those which are primarily engaged in providing an off-site service but which maintain inventory, storage of materials, and a business office at a central location. Repair of equipment and materials associated with the service is also permitted at this central location.

- Land Development Services (eg., surveying, soils testing, mapping, architectural, engineering).
- Contractor and Trade Services (e.g. general contractor, electrician, plumbers, heating and air-conditioning specialists, swimming pool maintenance, landscaping services, exterminators, equipment and tool rental).

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- Repair of office equipment (e.g., typewriters, computers, data processing equipment).
- Business Services (e.g. typewriters, computers, data processing equipment).
- Limousine Service.
- Gun Ranges (indoor).
- Food preparation and/or processing, including but not limited to bakeries and catering operations. **[Amd. Ord. 28-05 5/17/05]**

(C) **Accessory Uses and Structures Permitted**: The following uses are allowed when a part of, or accessory to, the principal use:

- (1) Parking lots;
- (2) Refuse and service areas;
- (3) Outside storage;
- (4) Snack bar and sale of convenience goods when limited to employees who work in the general industrial area;
- (5) Caretaker residence and or facilities for temporary housing of security personnel;
- (6) Business offices, accessory to the primary industrial use.

(D) **Conditional Uses and Structures Permitted**: The following uses are allowed as conditional uses:

- (1) Boat manufacturing, repair, and/or service;
- (2) Bulk storage, gas and oil;

DELETED (3) AND RENUMBERED [Amd. Ord. 21-97 6/3/97]

- (3) Concrete products manufacturing, including concrete block and redimix concrete;
- (4) Custom fiberglass shops;
- (5) Dairy processing;
- (6) Heavy equipment and tool rental;
- (7) Bulk fertilizer sales, excluding compost heaps;

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- (8) Garages for parking and storage of vehicles;
- (9) Junkyards; **[Amd. Ord. 59-93 10/12/93]**
- (10) Kennels, no on-site disposal of carcasses;
- (11) Lumberyards;
- (12) Meat cutting and wholesale storage;
- (13) Monument and ornamental stone cutting;
- (14) Rental and sales of modular buildings;
- (15) Material and component recovery for reuse, such as the disassembly and resale of computer components, appliances, and electrical components. This does not include resource recovery facilities as described and regulated by Section 4.3.3(Z); **[Amd. Ord. 31-97 9/9/97]**
- (16) Scrap metal recycling, when all operations and storage are in a completely enclosed building, which generates no emissions, and which does not create a noise disturbance in violation of Chapter 99 of the City Codes;
- (17) Storage of light trucks, up to, and including two-ton trucks, and light construction equipment not over 24 feet long, eight feet wide, and ten feet high;
- (18) Towing services and attendant storage;
- (19) Truck terminals and storage facilities.

(E) **Review and Approval Process:**

- (1) In established structures, uses shall be allowed therein upon application to, and approval by, the Chief Building Official for a certificate of occupancy.
- (2) For any new development, approval must be granted by the Site Plan Review and Appearance Board pursuant to Sections 2.4.5(F), (H) and (I).
- (3) Conditional uses must be approved pursuant to Section 2.4.5(E).

(F) **Development Standards:** The development standards as set forth in Section 4.3.4 shall apply except that minimum lot area dimensions shall not apply to lots of record as of September 1, 1990.

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(G) **Supplemental District Regulations:** The supplemental district regulations as set forth in Article 4.6 shall apply. [Amd. Ord. 60-93 10/12/93]

(H) **Special Regulations:**

(1) Loading and unloading shall be restricted to side and rear yards and shall be prohibited within the front yard setback.

(2) Within the front yard setback, the first ten feet (10') abutting the right-of-way shall be a landscaped area within which no paving shall be allowed except for driveways and walkways leading to structures on the premises. Such driveways and walkways shall be generally perpendicular to the property line.

(3) Overhead doors shall be prohibited from facing the right-of-way of an arterial or collector street.