

5.61. - I Industrial Zone.

5.61.01. *General description.* This zone provides areas in which the principal use of land is for manufacturing, assembling, fabrication and for warehousing and other uses which have heavy impacts and adverse effects on surrounding property. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses.

5.61.02. *Uses permitted.* The following uses are permitted provided that they meet the performance standards of section 4.10, "Supplementary regulations applying to a specific, to several, or to all zones." These performance standards, like all other provisions of this ordinance are obligations and all uses must operate in compliance with the standards. Where North American Industry Classification System (NAICS) codes are indicated after permitted uses, the businesses listed under that classification in the United States Office of Management and Budget North American Industry Classification System Manual, 1997 edition, and any subsequent edition, may be permitted providing all other requirements of this ordinance are fulfilled.

- A. Construction related uses, including:
 - 1. Contractor's storage yard.
 - 2. Building, developing and general contracting (NAICS 233).
 - 3. Construction and contracting.
 - 4. Heavy construction (NAICS 234).
 - 5. Special trades contractors (NAICS 235).
- B. Finance related uses, including:
 - 1. Administrative and support services (NAICS 561).
 - 2. Credit intermediation and related activities (NAICS 522).
 - 3. Educational services, excluding elementary and secondary schools (NAICS 611).
 - 4. Finance and insurance, including funds, trusts and other financial vehicles, monetary authorities and banks (NAICS 521) (NAICS 525).
 - 5. Health care and social assistance, including hospitals, clinics, medical and dental offices, medical and dental laboratories, and veterinary clinics (NAICS 622).
 - 6. Insurance carriers and related activities (NAICS 524).
 - 7. Lessors of other nonfinancial intangible assets, except copyrighted works (NAICS 533).
 - 8. Local, state and federal government offices and programs.
 - 9. Management of companies and enterprises (NAICS 551).
 - 10. Real estate and rental and leasing, including rental and leasing services (NAICS 531,532).
 - 11. Repair and maintenance (NAICS 811).
 - 12. Securities, commodity contracts and other financial investments (NAICS 523).
 - 13. Space research and technology (NAICS 927).
- C. Manufacturing and assembly uses, including:
 - 1. Apparel manufacturing (NAICS 315).
 - 2. Beverage and tobacco product manufacturing (NAICS 312).
 - 3. Communications equipment manufacture (NAICS 334).

4. Computer, office equipment and electronic product manufacturing (NAICS 357).
 5. Electrical equipment, appliance and component manufacturing (NAICS 335).
 6. Fabricated metal product manufacturing (NAICS 332).
 7. Furniture and related product manufacturing (NAICS 337).
 8. Food manufacturing (NAICS 311), excluding slaughter of animals and fat rendering.
 9. Leather and allied product manufacturing (NAICS 316).
 10. Machinery manufacturing (NAICS 333).
 11. Motor vehicle parts and accessories including mechanical, electrical and electronic parts, components and subassemblies, such as braking systems, safety devices, pollution control mechanisms, and electronically controlled fuel systems manufacture (NAICS 336).
 12. Musical instruments manufacture (NAICS 339).
 13. Measuring, analyzing, controlling, photographic, and optical instruments manufacture or assembly (NAICS 334).
 14. Manufacturing electrical switchgear and switchboard apparatus (NAICS 335).
 15. Manufacturing relays and industrial controls (NAICS 335314).
 16. Manufacturing, compounding, assembling, or treatment of articles of merchandise from prepared materials.
 17. Manufacturing, compounding, processing, packaging, treatment, or fabrication of ceramics, instruments, optical goods and pharmaceuticals.
 18. Manufacturing, including miscellaneous manufacturing (NAICS 339).
 19. Pharmaceutical and medicine manufacturing (NAICS 3254).
 20. Plastics and rubber products manufacturing (NAICS 326).
 21. Wood product manufacturing (NAICS 321).
- D. Mining related uses, including:
1. Mining and mineral extraction subject to all requirements set forth in sections 4.10, "Supplementary regulations applying to a specific, to several, or to all zones," and 4.50, "Standards for mining and mineral extraction," of these regulations.
 2. Support activities for mining (NAICS 213).
 3. Support activities for agriculture and forestry (NAICS 115).
- E. Warehouse and distribution uses, including:
1. Air transportation, including landing fields, hangars, and equipment (NAICS 481).
 2. Broadcasting and telecommunications (NAICS 513).
 3. Commercial telecommunications towers, if the proposed tower is located five hundred (500) feet or more from a residence or residential zone.
 4. Couriers and messengers (NAICS 492).
 5. Information services and data processing services (NAICS 514).
 6. Motion picture production and allied services and sound recording industries (NAICS 512).
 7. National security and international affairs (NAICS 928).
 8. Order processing centers for goods and services, including television home shopping networks, call centers and internet and catalog order processing centers, corporate and

business offices, order fulfillment operations and related receiving, warehousing and distribution of goods for sale to customers and incidental on premises sales.

9. Pipeline transportation (NAICS 486).
 10. Postal service (NAICS 491).
 11. Printing and related support activities (NAICS 323).
 12. Professional, scientific and technical services (NAICS 541).
 13. Publishing industries (NAICS 511).
 14. Research, development, experimental, or testing laboratories.
 15. Retail commercial uses.
 16. Rail transportation (NAICS 482).
 17. Scenic and sightseeing transportation (NAICS 487).
 18. Support activities for transportation (NAICS 488).
 19. Transit and ground passenger transportation (NAICS 485).
 20. Transportation and warehousing, including transportation equipment manufacturing (NAICS 336).
 21. Truck transportation (NAICS 484).
 22. Utility substations, easements, transportation rights-of-way, and alleys.
 23. Water transportation, including marinas, subject to section 4.30, "Standards for marina and boat livery development" (NAICS 483).
- F. Waste handling uses, including:
1. Demolition landfills, off-site, subject to article 4, "Supplementary regulations," subsection 4.80.01.B.
 2. Solid or liquid waste transfer station.
 3. Commercial mulching operation, subject to the requirements of article 4, "Supplementary regulations", subsection 4.96.01, "Minimum requirements."
- G. Wholesale trade uses, including:
1. Warehousing and storage (NAICS 493).
 2. Wholesale trade, including durable goods (NAICS 421) and non-durable goods (NAICS 422).
 3. Textile mills (NAICS 313).
 4. Textile product mills (NAICS 314).
 5. Self-service storage facilities.
- H. Indoor paintball ranges.
- I. Other uses of the same general character as those listed in this section as permitted uses and deemed appropriate by the planning commission.
- J. Demolition landfills less than one (1) acre in size subject to article 4, "Supplementary regulations," subsection 4.80.01.A, "Demolition landfills" (on site generated waste).

5.61.03. *Uses permitted on review.* The following uses may be permitted, provided, that no such use shall be located nearer than three hundred (300) feet to a public park, school, church, hospital, sanitarium, residential zone, or subdivided land restricted to residential uses, except as otherwise provided in section 4.50, "Standards for mining and mineral extraction," of these regulations.

- A. Adult day care centers, provided they meet the requirements of section 4.98, "Requirements for adult day care centers, when considered as uses permitted on review."
- B. Asphalt manufacture, refining or mixing plants.
- C. Automobile race tracks.
- D. Automobile wrecking, junk and salvage yards, as regulated above and in section 4.40, "Standards for automobile, wrecking, junk and salvage yards, and similar uses," of this resolution.
- E. Cement, lime, plaster of paris, and gypsum manufacture.
- F. Child day care centers, provided they meet the requirements of section 4.91, "Requirements for child day care centers and group day care homes, when considered as uses permitted on review."
- G. Commercial telecommunications towers, if the proposed tower is located within five hundred (500) feet of a residence or residential zone.
- H. Manufacture or storage of explosives.
- I. Oil refining.
- J. Outdoor paintball ranges, subject to the requirements of article 4, section 4.97, "Standards for the approval of indoor and outdoor paintball ranges."
- K. Sanitary landfill, subject to meeting all requirements set forth in sections 4.70, "Sanitary landfills," and 6.50, "Procedure for authorizing uses permitted on review," of these regulations.
- L. Slaughter houses or slaughtering of animals other than poultry.
- M. Solid waste processing facility and composting facility, consistent with the requirements of subsections 4.10.14 through 4.10.19, "Development standards for uses permitted on review," section 4.95, "Standards for the use-on-review approval of solid waste processing facilities," and section 6.50, "Procedure for authorizing uses permitted on review," of these regulations.
- N. Stock yards.
- O. Sulfurous, sulfuric, nitric, or hydrochloric acid manufacture.
- P. Demolition landfills, off-site, subject to article 4, "Supplementary regulations," subsection 4.80.01.B, "Demolition landfills," (off-site generated waste).

5.61.04. *Height.* No building may be built to a height exceeding twice the width of the road upon which the building abuts. Buildings may exceed this height limit providing the portion of the building higher than twice the width of the road is set back from every road and lot line one (1) foot for each three (3) feet of height in excess of twice the road width.

5.61.05. *Lot area.* No minimum lot area shall be required except as required in referenced sections.

5.61.06. *Set back.* No building shall be located closer than twenty (20) feet to the road line.

5.61.07. *Side yards.* There shall be a side yard on each side of every building or portion of a building which side yard shall have a minimum width of five (5) feet, increased by two (2) feet for each story above the first story.

5.61.08. *Rear yard.* There shall be a rear yard on every lot, which rear yard shall have a minimum depth of sixteen (16) feet for a one-story building, twenty (20) feet for a two-story building, and twenty-four (24) feet for a three-story building.

5.61.09. *Off-street parking.* As regulated in section 3.50 of these regulations.

5.61.10. *Signs.* Signs as permitted by section 3.90 of this resolution.

(Ord. No. O-96-1-102, § 1, 1-26-96; Ord. No. O-96-3-101, § 1, 4-22-96; Ord. No. O-96-5-102, § 2, 6-21-96; Ord. No. O-98-10-102, § 1(Exh. A), 11-16-98; Ord. No. O-99-8-101, § 1, 9-27-99; Ord. No. O-99-9-101, § 1, 10-25-99; Ord. No. O-00-11-106, § 1(Exh. A), 1-4-01; Ord. No. O-01-2-103, § 1(Exh. A), 3-26-01; Ord. No. O-08-8-102, §§ 1, 2, 9-22-08; Ord. No. O-09-12-101, § 1(Exh. A), 1-25-10; Ord. No. O-11-4-101, § 1(Exh. A), 5-23-11; Ord. No. O-12-9-102, § 1(Exh. A), 10-22-12)