

**CHAPTER 906 INDUSTRIAL DISTRICTS**

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**906.010 Principal and Accessory Uses in the Industrial Districts**

A. Summary Tables of Principal and Accessory Uses

All Principal Uses allowed in the Industrial districts are summarized in Table 906-1 and listed in the Chapters for the individual zoning districts. All Accessory Uses are summarized Table 906-2 and listed in the Chapters for the individual zoning districts.

B. Permitted Uses

Principal Uses specified with a “P” are permitted by-right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance.

C. Conditional Uses

Permitted Uses specified with a “C” are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance.

D. Accessory Uses

Accessory buildings and structures located in an industrial district shall comply with the provisions of Chapter 915, General Development Requirements, Accessory Buildings and Structures.

E. Prohibited Uses

Any use not listed as either “P” (permitted) or “C” (conditional) in a particular district or any use not determined by the Director of Planning to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 902.060, which addresses the determination of substantially similar uses.

F. Dimensional Requirements in the Industrial Districts

Dimensional requirements for the industrial districts are presented under Sections 906.020 and 906.030, the I-1 District and the I-2 District.

G. Specific Development Standards

Principal Permitted and Conditional uses indicated under the Specific Development Standards column shall be subject to the standards identified in Chapter 914, Specific Development Standards.

H. General Development Requirements

Development of land for industrial, commercial, industrial or other non-residential uses shall conform to the requirements for traffic circulation, landscape design, screening, trash handling, lighting, parking, loading and other considerations as specified in Chapter 915, General Development Requirements. Signs are regulated by Chapter 916 of the Zoning

Code.

**Table 906-1: Summary of the Principal Permitted and Conditional Land Uses in the Industrial Districts****P: Permitted C: Conditional --: Not allowed**

Land Uses	Zoning Districts		Specific Development Requirements
	I-1 Limited Industrial	I-2 Industrial-Office Park	
<b>Permitted Land Uses</b>			
Manufacturing	P	P	
Office-warehouse building	P	P	
Office-showroom building	P	P	
Office building	P	P	
Laboratories	P	P	
Building contractor's yard	P	--	Chapter 914
Aggregate material handling	C	--	
Asphalt plants	--	--	
Motor vehicle sales, service or rental	P	--	
Car or truck wash	P	--	Chapter 914
Animal kennels	P	--	
Off-site outdoor storage	C	--	Chapter 915
Adult businesses	P	--	Chapter 914
Retail sales or service	P	--	
Group day care	P	P	
Restaurant	P	P	
Brewery, tap room or distillery	P	P	
Self-storage buildings	P	P	
Schools for adult education	P	P	
<b>Public and Semi-Public Uses</b>			
Essential services	P	P	Chapter 915
Utility building	P	P	
Storage, open and outdoor	P	P	Chapter 915
Semi-truck parking	P	P	
Indoor retail, rental or service	P	P	
Truck or auto sales, new or used	P	--	
Parking or loading	P	P	Chapter 915
Retail sales or service	P	--	

Land Uses	Zoning Districts		Specific Development Requirements
	I-1 Limited Industrial	I-2 Industrial-Office Park	
Place of Public Worship	P	P	
Solar Energy Conversion Systems	P	P	
Wind Energy Conversion Systems	--	--	--

### 906-2 Summary Table of Accessory Land Uses in the Industrial Districts

Land Uses	Zoning Districts		Specific Development Requirements
	I-1 Limited Industrial	I-2 Industrial-Office Park	
Antennas or towers	C	C	Chapter 914
Aggregate material stockpiles greater than 25 cubic yards	C	--	
Electric vehicle charging stations	P	P	
Indoor retail, rental or service	P	P	
Parking or loading	P	P	Chapter 915
Patios, porches, gazebos, etc.	P	P	Chapter 915
Retail sales or service	P	P	
Solar Energy Conversion Systems	P	P	Chapter 914
Storage, open and outdoor	P	P	Chapter 915
Truck or auto sales, new or used	P	--	Chapter 914
Wind Energy Conversion Systems	--	--	--

**906.020 I-1, Limited Industrial District**

A. Purpose

The purpose of the I-1, Limited Industrial District is to provide locations for light industrial, office, logistics and business service buildings in a landscaped setting.

B. Permitted Principal Uses

1. Refer to Table 906-3.
2. Some Permitted Uses have requirements that are presented in Chapter 914, Specific Development Requirements. Refer also to Chapter 915, General Development Requirements.

C. Conditional Principal Uses

1. Refer to Table 906-1.
2. Refer to Chapter 914 for specific conditions that must be met for approval of some Conditional Uses. Refer also to Chapter 915, General Development Requirements.

D. Accessory Uses

1. Refer to Table 906-2.
2. Refer to Chapter 914 and 915 for conditions that must be met for approval of certain Accessory Uses.

E. Dimensional Requirements

**Table 906-3: Required Setbacks, I-1 District**

	<b>Front</b>	<b>Side</b>	<b>Corner Side</b>	<b>Rear</b>	<b>From Residential District</b>	<b>Any Water Body</b>
Principal Building	20	20	20	20	50	See Chapter 915
Parking	10	10	10	10	30	
Driveway	10	10	10	10	30	
Accessory Building	30	10	30	5	40	

F. Maximum Building Height: 60 feet

G. Specific Development Requirements

1. Some Conditional Uses and some Permitted Uses have specific requirements that are presented in Chapter 914, Specific Development Requirements.
2. Refer to Table 906-1 for the uses that have specific requirements.

H. General Development Requirements

Development requirements that apply to all uses are presented in Chapter 915, General Development Requirements.

**906.030 I-2, Industrial-Office Park District****A. Purpose**

The purpose of the I-2, Industrial-Office Park District is to provide locations and standards for manufacturing, office and related businesses in an attractive, well-landscaped campus-type setting. High standards of building quality and site design shall be priorities in this district.

**B. Permitted Principal Uses**

1. Refer to Table 906-3.
2. Some Permitted Uses have requirements that are presented in Chapter 914, Specific Development Requirements. Refer also to Chapter 915, General Development Requirements.

**C. Conditional Principal Uses**

1. Refer to Table 906-1.
2. Refer to Chapter 914 for specific conditions that must be met for approval of some Conditional Uses. Refer also to Chapter 915, General Development Requirements.

**D. Accessory Uses**

1. Refer to Table 906-2.
2. Refer to Chapter 914 and 915 for conditions that must be met for approval of certain Accessory Uses.

**E. Dimensional Requirements****Table 906-4: Required Setbacks, I-2 District**

	<b>Front</b>	<b>Side</b>	<b>Rear</b>	<b>Corner Side</b>	<b>From R District</b>	<b>Any Water Body</b>
Principal Building	20	20	20	30	50	See Chapter 915
Accessory Building	10	10	10	10	30	
Parking	10	10	10	10	30	
Driveway	30	10	30	5	40	

**F. Maximum Building Height: 60 feet****G. Specific Development Requirements**

1. Some Conditional Uses and some Permitted Uses have specific requirements that are presented in Chapter 914, Specific Development Requirements.
2. Refer to Table 906-1 for the uses that have specific requirements.

**H. General Development Requirements**

Development requirements that apply to all uses are presented in Sub-Chapter 15, General Development Requirements. All buildings are subject to the Exterior Building Requirements section of the General Development Requirements.