
CHAPTER 13. BUSINESS / INDUSTRIAL DISTRICTS

Section:

- 9-13-1 Purpose.
- 9-13-2 Principal Uses in the Industrial Districts.

9-13-1 Purpose.

This Chapter is established to provide a listing of allowable principal uses within the business/industrial districts and to identify those uses that have specific development standards.

9-13-2 Principal Uses in the Industrial Districts.

- A. *In general.* All permitted and conditional uses allowed in the industrial districts are listed in Table 13-1, Principal Uses in the Business /Industrial Districts.
- B. *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this Title.
- C. *Conditional uses.* 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 Title. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Section 9-2-7.
- D. *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the Zoning Administrator 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 9-1-10 governing determination of substantially similar uses.
- E. *Specific development standards.* Permitted and conditional uses specified with an "x" under the Specific Development Standards column shall be subject to the standards identified in Chapter 5.
- F. *Generalized use categories.* Table 13-1 employs generalized use categories for some types of industrial uses. A particular use may be determined to be within a generalized use category if not listed specifically elsewhere in Table 13-1 and if not determined to be within another less restrictive generalized use category. Determination of whether a particular use is included within a generalized use category shall be made by the Zoning Administrator in the manner provided for in Section 9-1-10 governing determination of substantially similar uses.
 - 1. *Limited Industrial Uses.* Limited industrial uses are low impact uses which produce little or no noise, odor, vibration, glare or other objectionable influences and which, given proper controls, have little or no adverse effect on surrounding properties. Limited industrial uses include the production, processing, packaging or storage of the following:
 - a. Apparel, textiles, and fabrics.
 - b. Electronic and electrical equipment, components, and accessories.
 - c. Foods and food products, not including distilling or live slaughter.
 - d. Household goods and appliances.
 - e. Measuring, analyzing, and controlling instruments.
 - f. Medical and optical goods and technology.
 - g. Novelty items, musical instruments, sporting and athletic equipment, and other personal goods.
 - h. Office and commercial equipment, furniture, and fixtures.
 - i. Pharmaceuticals, health and beauty products.

- j. Printing and publishing operations, including distribution.
 - k. Signs, including electric and neon signs, and other advertising devices.
 - l. Fabricated metal products such as cans and shipping containers, cutlery, handtools and general hardware.
 - m. Fabricated plastic and rubber products, except tires and inner tubes.
 - n. Household, industrial and commercial machinery and equipment such as engines and turbines, farm, lawn and garden equipment, heating, cooling and refrigeration equipment, and machine tools.
 - o. Metal working such as stamping, welding, machining, extruding, engraving, plating, grinding, polishing, cleaning and heat treating.
 - p. Paper and paperboard products, except no pulp, paper or paperboard mills.
 - q. Woodworking, lumber and wood products, not including saw mills.
2. *General Industrial Uses.* General industrial uses are those which may have a substantial adverse effect on the environment or on surrounding properties and which require special measures and careful site selection to ensure compatibility with the surrounding area. General industrial uses often include processing of raw materials or production of primary materials. General industrial uses include the production or processing of the following:
- a. Asphalt, paving and roofing materials.
 - b. Battery manufacture and reprocessing.
 - c. Chemicals and chemical products, including ammonia, chlorine, household cleaners, detergent, fertilizer, and industrial and agricultural chemicals.
 - d. Gypsum and plaster products.
 - e. Paints, varnishes, lacquers, and enamels.
 - f. Petroleum and coal products, except no mining or extraction.
 - g. Plastics and synthetic resins and fibers.
 - h. Primary metals, including steelworks, rolling and finishing mills, forge or foundry.
 - i. Pulp, paper or paperboard mills.
 - j. Sand and gravel, except no mining or extraction.
 - k. Sawmills.
 - l. Tires and inner tubes.
 - m. Transportation equipment, including motor vehicle and aircraft parts and equipment.

Table 13-1, Principal Uses in the Business/Industrial Districts.

Use	District			Dev. Stds.
	B-P	I-1	I-2	
Industrial Uses				
Generalized Use Categories				
Limited Industrial	P	P	P	
General Industrial	-	-	P	
Specific Industrial Uses				
Boat repair, maintenance, and storage	-	P	P	x
Cleaning services and laundries	-	P	P	
Contractor office and yard	-	P	P	x
Explosives, including use, storage or manufacturing	-	-	C	
Farm and construction equipment sales, service and rental	-	P	P	x
Furniture moving and storage	P	P	P	
Grain elevator or storage	-	-	P	
Grain milling or distillation	-	-	P	
Greenhouse, wholesale	-	P	P	x
Industrial machinery and equipment sales, service and rental	-	P	P	x
Research, development, and testing laboratory	P	P	P	
Recycling facility	P	P	P	x
Refuse disposal and incineration facility	-	-	C	x
Scrap/salvage yard	-	-	C	x
Self service storage	-	P	P	
Stone, clay, and concrete products	-	P	P	
Wholesaling, warehousing, and distribution	P	P	P	
Commercial Uses				
Automobile Services				
Automobile repair, minor	-	P	P	x
Automobile repair, major	-	P	P	x
Automobile sales	-	P	-	x
Offices	P	P	P	
Retail Sales and Services				
Auction establishment	-	P	P	
Veterinary clinic or animal kennel	-	C	C	x
Building material sales	P	P	P	x
Day care facility	C	C	C	x
Commercial Recreation, Entertainment and Lodging				
Firearm range, indoor	-	P	P	
Indoor recreational facility	P	P	P	

Table 13-1, Principal Uses in the Business/Industrial Districts (cont'd).

Use	District			Dev. Stds.
	B-P	I-1	I-2	
Commercial Uses (cont'd)				
Commercial Recreation, Entertainment and Lodging (cont'd)				
Outdoor recreation area	C	C	C	
Sexually-oriented uses	-	-	P	x
Transportation				
Bus garage or maintenance facility	P	P	P	
Cartage and express facility	P	P	P	
Transportation terminal	P	P	P	
Truck, trailer, or recreational vehicle sales, service and rental	-	P	P	x
Waste hauler	-	P	P	
Institutional and Public Uses				
Educational Facilities				
School, vocational or business	P	P	P	
Parking Facilities, Ramps				
	C	C	C	
Social, Cultural, and Recreational Facilities				
Armories, convention centers	P	P	P	
Stadiums, arenas	-	C	C	
Clubs and lodges	P	P	P	
Residential Uses				
Dwelling in conjunction with business	-	C	C	x
Public Service and Utilities				
Communication facilities	P	P	P	
Communication towers	C	C	C	x
Governmental buildings and structures	P	P	P	
Public utility buildings and structures	P	P	P	
Street and equipment maintenance facility	C	P	P	
Waste transfer or disposal facility	-	C	C	x