

CHAPTER 13
I-1 LIGHT INDUSTRIAL DISTRICT
I-2 HEAVY INDUSTRIAL DISTRICT

The I-1 and I-2 Districts are established to provide for a range of industrial as well as other activity which may be industrial/commercial in nature. Two (2) separate industrial districts are established.

SECTION 13.1 – I-1 LIGHT INDUSTRIAL/ I-2 HEAVY INDUSTRIAL

I-1 Light Industrial District. This district is to provide for industrial uses and related operations and other uses that by virtue of their characteristics are suitable to be operated in a clean and quiet manner by reason of location and regulations necessary to prohibit congestion and for the protection of adjacent residential and business activities.

I-2 Heavy Industrial District. This district is to provide areas where industrial and other industrial related activities may locate and by virtue of their external effects should be isolated from residential uses. Residential uses are prohibited. The district is primarily intended for areas which are undeveloped, having larger lots and irregular block patterns and suited for industrial and development by reason of location, topography, soil conditions and the availability of adequate utilities and transportation systems.

A. Principal & Conditional Uses

The conditional uses may only be permitted by the BZA, upon application and approval of a conditional use permit under provisions of Chapter 7.

| <u>Uses</u> | District | |
|--|------------------------|------------------|
| | <u>Light I-1</u> | <u>Heavy I-2</u> |
| Industrial Categories: | | |
| • Industrial Product Sales | P | P |
| • Industrial Service | C | P |
| • Manufacturing and Production | C | P |
| • Warehouse and Distribution | C | P |
| Sales and Service Categories: | | |
| • General Office Activities | P | P |
| • Personal Service | P | P |
| • Retail Product Sales and Service | P | N |
| • Vehicle Service | P | P |
| Other Uses: | | |
| • Radio/Internet/Television Broadcast Facility | C | P |
| P=Permitted Activity | C=Conditional Activity | N=Not Permitted |

B. Category Uses For Industrial Districts

The I-1 and I-2 Districts are established to provide for a range of industrial as well as other activity which may be industrial/commercial in nature. Two (2) separate industrial districts are established.

1. Industrial Product Sales:

- a. Characteristics - Firms are involved in the sale, rent or lease of products generally intended for industrial or commercial users. Sales may be wholesale or retail. Emphasis is on on-site sales or order taking and may include display areas. Products may be delivered to the customer.
- b. Accessory Uses - Accessory activities may include administrative offices, product repair, and warehouses.
- c. Examples - Industrial Product Sales activities may include; sale of machinery and equipment, special trade tools, electrical supplies, janitorial supplies, restaurant equipment, office furniture, store fixtures and vehicle rentals.
- d. Exceptions - Firms that primarily engage in retail sales to the general public are classified as Retail Product Sales and Service.

2. Industrial Service:

- a. Characteristics - Firms are engaged in the repair or servicing of industrial, business or consumer machinery, equipment or products. Few customers, especially the general public, come to the site.
- b. Accessory Uses - Accessory activities may include administrative offices.
- c. Examples - Industrial Service activities may include welding shops; machines shops/ tool and appliance repair; electric motor repair; truck and large equipment repair; storage and salvage; headquarters for building, heating, plumbing or electrical contractors; printing, publishing and blueprinting; janitorial and building maintenance services; medical, search and testing laboratories; laundry, dry-cleaning and carpet cleaning plants; and photo finishing laboratories.

3. Manufacturing and Production:

- a. Characteristics - Firms are involved in the manufacturing, processing, fabrication, packaging or assembly of goods. Raw, secondary or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants or to fulfill orders for

- firms or consumers. Goods are generally not displayed or sold on-site. Relatively few customers come to the manufacturing site.
- b. Accessory Uses - Accessory activities may include: administrative offices, cafeterias, employee recreational facilities, warehouse, storage yards, outlets, and care takers' quarters. Retail outlet as an accessory to manufacturing plants shall be treated as Retail Products Sales and Service.
 - c. Exceptions - Manufacturing of goods to be sold primarily on-site and to the general public are classified in the Retail Product Sales and Service category.
4. Warehouse and Distribution:
- a. Characteristics - Firms are involved in the movement, storage and/or sales of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer. The category includes wholesale sales which are not open to the general public and where on-site sales are low.
 - b. Accessory Uses - Accessory activities may include: administrative offices, truck fleet parking and maintenance areas, repackaging of goods, and showrooms or display areas, but generally not for direct sale.
 - c. Examples - Warehouse and Distribution firms may include: warehouse used by retail stores such as furniture and appliance stores; food and hardware distributors; household moving and general freight storage; distribution of industrial items; building materials, plumbing and electrical distributors; truck terminals; parcel services; major post offices; mail order houses; and public mini-warehouses.

C. Sales And Service Categories

1. General Office Activities:
- a. Characteristics - Firms where activities are conducted in an office setting and generally focus on business or personal services. If the office activity is part of a larger firm, it does not need to be on the same site as the primary activity. Most people coming to the site are employees.
 - b. Accessory Uses - Accessory uses may include; cafeterias, health facilities, or other amenities primarily for the use of employees in the firm or building.
 - c. Examples - Professional services such as lawyers, accountants, engineers or architects; financial businesses such as brokerage houses, lenders, or realtors; data-processing; sales offices;

industrial or commercial company headquarters when not adjacent with other portions of the firm; and government offices.

2. Personal Service:

- a. Characteristics - These establishments provide on-site personal services or entertainment to the general public or business person.
- b. Accessory Uses - Accessory uses may include; administrative offices, product sales and laboratories.
- c. Examples - Barbers, hair salons and personal care services; banks, savings and loans, and credit unions; continuous entertainment activities such as arcades, bowling alley, ice rinks, libraries, and museums; cafes, restaurants, bars and taverns; day care facilities; laundromats; business and trade schools; dance and martial arts schools; health clubs, gyms, racquet centers, membership clubs, and lodges; medical related offices such as doctors, dentists, optometrists and veterinarians; public service agencies such as employment offices, social service agencies, and permit issuing offices.

3. Retail Product Sales and Services:

- a. Characteristics - Firms are involved in the sale, lease or rent of used products or goods to the general public and/or provide onsite product repair or services for consumer and business goods. Goods are displayed and sold on-site, and use or consumption is primarily off-site. Goods are generally taken offsite by the customer at the time of sale or may be delivered by the firm. For items being serviced, customers generally deliver and pick up the items and spend little time at the site.
- b. Accessory Uses - Accessory uses may include: offices, storage and display of goods.
- c. Examples - Stores selling apparel, housewares, furniture, hardware, auto parts, flowers, personal care items, sporting goods, office products and machines, and computers; food produce or meat markets; delicatessens and caterers; tool rental and household moving centers; sales of cars, motorcycles, boats and recreational vehicles; repair of televisions, appliances, shoes, precision instruments and business machines; laundry or dry cleaning drop off; on-site laundries; photo drop-off; quick printing or reproducing; tailors; locksmiths; upholsterers; and furniture refinishing.
- d. Exceptions –
 - i. Lumber yards and similar building material sales which sell primarily to contractors and do not have a

retail orientation are classified in the Industrial Product Sales Category.

- ii. Repair and service of consumer vehicles is classified in the Vehicle Service category. Repair of motor vehicles in conjunction with vehicle sales is classified in the Vehicle Service category.
- iii. Repair and service of industrial vehicles and equipment is classified in the Industrial Service category.

4. Vehicle Services:

- a. Characteristics - Firms servicing automobiles, light trucks and other consumer vehicles such as motorcycles, boats and recreational vehicles.
- b. Accessory Uses - Accessory uses may include offices and sales of parts.
- c. Examples - Gas stations, vehicle repair, auto body shop, alignment shop, auto upholstery shop, tire sales and mounting, towing and vehicle storage, and surface or garage fee parking.

D. Other Categories

1. Radio/Internet/Cell/Television Broadcast Facility:

- a. Characteristics - Any and all devices, equipment, machinery, structures or supporting elements, must be FCC compliant.

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