

Zone District: I-3 (Heavy Industrial District)

Purpose. The standards of this district (I-3) are designed to retain and provide areas for industrial uses which, because of the products used or produced and the nature and extent of the products used or produced and the nature and extent of the operations, should not be located in close proximity to residential activities.

Setbacks: Front: 0' Side: 15'* Rear: 15'*

* Does not apply on the portion of the parcel adjacent to another parcel also in a business or Industrial zone. It does apply when the portion of the parcel is adjacent to a residential or special zone (streets and alleys not considered.).

Coverage: 100%
 Floor Area Ratio: 2
 Max. Height: Unlimited (See Section 17-4-6 for additional setbacks required for structures over 35' in height)
 Minimum Lot Width: 50'
 Minimum Lot Size: 10,000 Square Feet

Outdoor Lighting: § 17-4-52 Outdoor Lighting Performance Standards.

Off Street Parking: § 17-4-43 Off-street parking non-residential.

Landscape: Not required.

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Uses by right.

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| 1. Accessory commissary | 19. Bakery, retail | 39. Food and drink processing facility, major |
| 2. Accessory community garden | 20. Banquet hall | 40. Food and drink processing facility, minor |
| 3. Accessory composting facility | 21. Bar, tavern | 41. Food warehousing |
| 4. Accessory drive-thru | 22. Batch plant | 42. Gas station |
| 5. Accessory emergency generator | 23. Beauty salon or barbershop | 43. General service |
| 6. Accessory heliport, emergency medical | 24. Body art studio | 44. Golf course |
| 7. Ambulance service | 25. Bowling alley | 45. Health club |
| 8. Antenna | 26. Broadcasting studio | 46. Heliport, commercial or private |
| 9. Art gallery | 27. Butcher shop | 47. Kennel (cattery) |
| 10. Artist studio | 28. Car wash | 48. Laboratory |
| 11. Auction house | 29. Catering service | 49. Laundromat |
| 12. Auditorium | 30. Civic club | 50. Laundry service |
| 13. Automobile auction | 31. Commissary | 51. Manufacturing and production |
| 14. Automobile dealership | 32. Contractor's shop | 52. Microbrewery |
| 15. Automobile rental | 33. Contractor's yard | 53. Mineral springs |
| 16. Automobile repair, body shop | 34. Dog care facility | 54. Natural deposits, extraction |
| 17. Automobile repair, lube shop | 35. Exterminator | 55. Natural deposits, processing |
| 18. Automobile repair, repair shop | 36. Financial drive-up facility | |
| | 37. Financial institution | |
| | 38. Flea Market | |

Uses by right.

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| 56. Office, general | 74. Refinery | 92. Storage facility, outdoor |
| 57. Office, medical | 75. Rental shop, equipment | 93. Storage facility, self-storage |
| 58. Office, professional | 76. Rental shop, general | 94. Taxidermist |
| 59. Parking lot | 77. Repair shop, consumer items | 95. Temporary carnival |
| 60. Parking structure | 78. Repair shop, durable goods | 96. Theater, drive-in |
| 61. Pawnshop | 79. Restaurant | 97. Theater, general |
| 62. Pawnshop, automobile | 80. Restaurant, carry-out | 98. Theater, multiplex |
| 63. Payday loan agency | 81. Retail sales, auto parts | 99. Tow service |
| 64. Pet shop | 82. Retail sales, big box | 100. Tow yard |
| 65. Pharmacy | 83. Retail sales, building materials | 101. Transit station |
| 66. Precious metal purchaser | 84. Retail sales, garden center | 102. Tree service |
| 67. Print shop | 85. Retail sales, general | 103. Truck parking |
| 68. Public utilities | 86. Retail sales, liquor store | 104. Truck sales and service |
| 69. Racetrack | 87. Retail sales, tires | 105. Truck stop |
| 70. Recreation facilities, general | 88. Shooting range | 106. Trucking terminal |
| 71. Recreation facilities, indoor | 89. Sign, billboard | 107. Veterinary clinic |
| 72. Recreational vehicle, sales and service | 90. Smoking lounge | 108. Warehousing uses |
| 73. Recycling collection center | 91. Solar array | 109. Wholesaling uses |
| | | 110. Woodworking |

Uses by review.

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| 1. Airport, private | 9. Heliport, emergency medical | 18. Religious institution |
| 2. Cemetery | 10. Instructional studio | 19. Residence, watchman or caretaker |
| 3. Commercial, established | 11. Medical marijuana center (dispensary) (Limited Use Permit) | 20. Salvage yard |
| 4. Community correctional facility or program | 12. Medical marijuana infused product manufacturing (Limited Use Permit) | 21. School, college or university |
| 5. Composting facility | 13. Mobile home sales | 22. Solid wastes transfer station |
| 6. Crematory | 14. Power plant | 23. Temporary retail sales, intermittent |
| 7. Disposal of nonhazardous solid waste generated off-site | 15. Recycling center | 24. Tire recycling processing facility |
| 8. Disposal of nonhazardous solid waste generated on-site | 16. Recycling processing facility | 25. Wind Turbine |
| | 17. Refuse collection company | |

Conditional uses:

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| 1. Accessory antenna | 7. Community garden | 14. Temporary construction yard |
| 2. Accessory commercial patio | 8. Development in floodplain | 15. Temporary mobile auto repair |
| 3. Accessory medical marijuana home cultivation | 9. Legal non-conforming uses | 16. Temporary mobile food vendor |
| 4. Accessory medical marijuana optional cultivation | 10. Retail marijuana cultivation facility | 17. Temporary outdoor sales, seasonal |
| 5. Accessory solar array | 11. Retail marijuana product manufacturing facility | 18. Tower (Antenna) |
| 6. Brewpub | 12. Retail marijuana testing facility | |
| | 13. School, trade | |