

**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.**

- |  |                                 |   |
|--|---------------------------------|---|
| 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.**

56. Office, general	75. Rental shop, equipment	94. Storage facility, outdoor
57. Office, medical	76. Rental shop, general	95. Storage facility, self-storage
58. Office, professional	77. Repair shop, consumer items	96. Taxidermist
59. Parking lot	78. Repair shop, durable goods	97. Temporary carnival
60. Parking structure	79. Restaurant	98. Theater, drive-in
61. Pawnshop	80. Restaurant, carry-out	99. Theater, general
62. Pawnshop, automobile	81. Retail sales, antiques	100. Theater, multiplex
63. Payday loan agency	82. Retail sales, auto parts	101. Tow service
64. Pet shop	83. Retail sales, big box	102. Tow yard
65. Pharmacy	84. Retail sales, building materials	103. Transit station
66. Precious metal purchaser	85. Retail sales, garden center	104. Tree service
67. Print shop	86. Retail sales, general	105. Truck parking
68. Public utilities	87. Retail sales, liquor store	106. Truck sales and service
69. Racetrack	88. Retail sales, secondhand	107. Truck stop
70. Recreation facilities, general	89. Retail sales, thrift	108. Trucking terminal
71. Recreation facilities, indoor	90. Retail sales, tires	109. Veterinary clinic
72. Recreational vehicle, sales and service	91. Shooting range	110. Warehousing uses
73. Recycling collection center	92. Sign, billboard	111. Wholesaling uses
74. Refinery	93. Smoking lounge	112. Woodworking

**Uses by review.**

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:**

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	