

## 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. Automobile repair, paintless dent repair | 39. Financial institution                     |
| 2. Accessory community garden            | 20. Automobile repair, repair shop           | 40. Flea Market                               |
| 3. Accessory composting facility         | 21. Bakery, retail                           | 41. Food and drink processing facility, major |
| 4. Accessory drive-thru                  | 22. Banquet hall                             | 42. Food and drink processing facility, minor |
| 5. Accessory dwelling unit, established  | 23. Bar, tavern                              | 43. Food warehousing                          |
| 6. Accessory emergency generator         | 24. Batch plant                              | 44. Gas station                               |
| 7. Accessory heliport, emergency medical | 25. Beauty salon or barbershop               | 45. General service                           |
| 8. Ambulance service                     | 26. Body art studio                          | 46. Golf course                               |
| 9. Antenna                               | 27. Bowling alley                            | 47. Health club                               |
| 10. Art gallery                          | 28. Broadcasting studio                      | 48. Heliport, commercial or private           |
| 11. Artist studio                        | 29. Butcher shop                             | 49. Kennel (cattery)                          |
| 12. Auction house                        | 30. Car wash                                 | 50. Laboratory                                |
| 13. Auditorium                           | 31. Catering service                         | 51. Laundromat                                |
| 14. Automobile auction                   | 32. Civic club                               | 52. Laundry service                           |
| 15. Automobile dealership                | 33. Commissary                               | 53. Manufacturing and production              |
| 16. Automobile rental                    | 34. Contractor's shop                        | 54. Microbrewery                              |
| 17. Automobile repair, body shop         | 35. Contractor's yard                        | 55. Mineral springs                           |
| 18. Automobile repair, lube shop         | 36. Dog care facility                        | 56. Natural deposits, extraction              |
|  | 37. Exterminator                             |   |
|  | 38. Financial drive-up facility              |   |

**Uses by right.**

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|---|--------------------------------------|------------------------------------|
| 57. Natural deposits, processing            | 76. Recycling collection center      | 95. Storage facility, outdoor      |
| 58. Office, general                         | 77. Refinery                         | 96. Storage facility, self-storage |
| 59. Office, medical                         | 78. Rental shop, equipment           | 97. Taxidermist                    |
| 60. Office, professional                    | 79. Rental shop, general             | 98. Temporary carnival             |
| 61. Parking lot                             | 80. Repair shop, consumer items      | 99. Theater, drive-in              |
| 62. Parking structure                       | 81. Repair shop, durable goods       | 100. Theater, general              |
| 63. Pawnshop                                | 82. Restaurant                       | 101. Theater, multiplex            |
| 64. Pawnshop, automobile                    | 83. Restaurant, carry-out            | 102. Tow service                   |
| 65. Payday loan agency                      | 84. Retail sales, auto parts         | 103. Tow yard                      |
| 66. Pet shop                                | 85. Retail sales, big box            | 104. Transit station               |
| 67. Pharmacy                                | 86. Retail sales, building materials | 105. Tree service                  |
| 68. Photography studio                      | 87. Retail sales, garden center      | 106. Truck parking                 |
| 69. Precious metal purchaser                | 88. Retail sales, general            | 107. Truck sales and service       |
| 70. Print shop                              | 89. Retail sales, liquor store       | 108. Truck stop                    |
| 71. Public utilities                        | 90. Retail sales, tires              | 109. Trucking terminal             |
| 72. Racetrack                               | 91. Shooting range                   | 110. Veterinary clinic             |
| 73. Recreation facilities, general          | 92. Sign, billboard                  | 111. Warehousing uses              |
| 74. Recreation facilities, indoor           | 93. Smoking lounge                   | 112. Wholesaling uses              |
| 75. Recreational vehicle, sales and service | 94. Solar array                      | 113. Woodworking                   |

**Uses by review.**

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

**Conditional uses:**

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|---|--|---------------------------------------|
| 1. Accessory antenna                                | 11. Medical marijuana cultivation facility                               | 17. Retail marijuana testing facility |
| 2. Accessory commercial patio                       | 12. Medical marijuana infused product manufacturing (Limited Use Permit) | 18. Retail sales, retail marijuana    |
| 3. Accessory medical marijuana home cultivation     | 13. Medical marijuana testing facility                                   | 19. School, trade                     |
| 4. Accessory medical marijuana optional cultivation | 14. Mobile food vendor   | 20. Temporary construction yard       |
| 5. Accessory solar array                            | 15. Retail marijuana cultivation facility                                | 21. Temporary mobile auto repair      |
| 6. Brewpub  | 16. Retail marijuana product manufacturing facility                      | 22. Temporary outdoor sales, seasonal |
| 7. Community garden                                 |  | 23. Tower (Antenna)                   |
| 8. Development in floodplain                        |  |                                       |
| 9. Legal non-conforming uses                        |  |                                       |
| 10. Medical marijuana center (dispensary) (LUP)     |  |                                       |