

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. 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 | 75. Racetrack | 95. Smoking lounge |
| 58. Natural medicine, cultivation facility | 76. Recreation facilities, general | 96. Solar array |
| 59. Natural medicine, product manufacturing facility | 77. Recreation facilities, indoor | 97. Storage facility, outdoor |
| 60. Natural medicine, testing facility | 78. Recreational vehicle, sales and service | 98. Storage facility, self-storage |
| 61. Office, general | 79. Recycling collection center | 99. Taxidermist |
| 62. Office, medical | 80. Refinery | 100. Temporary carnival |
| 63. Office, professional | 81. Rental shop, equipment | 101. Theater, drive-in |
| 64. Parking lot | 82. Rental shop, general | 102. Theater, general |
| 65. Parking structure | 83. Repair shop, consumer items | 103. Theater, multiplex |
| 66. Pawnshop | 84. Repair shop, durable goods | 104. Tow service |
| 67. Pawnshop, automobile | 85. Restaurant | 105. Tow yard |
| 68. Payday loan agency | 86. Restaurant, carry-out | 106. Transit station |
| 69. Pet shop | 87. Retail sales, auto parts | 107. Tree service |
| 70. Pharmacy | 88. Retail sales, big box | 108. Truck parking |
| 71. Photography studio | 89. Retail sales, building materials | 109. Truck sales and service |
| 72. Precious metal purchaser | 90. Retail sales, garden center | 110. Truck stop |
| 73. Print shop | 91. Retail sales, general | 111. Trucking terminal |
| 74. Public utilities | 92. Retail sales, liquor store | 112. Veterinary clinic |
| | 93. Retail sales, tires | 113. Warehousing uses |
| | 94. Shooting range | 114. Wholesaling uses |
| | | 115. Woodworking |

Uses by review.

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

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 unit | 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) | | |