

Industrial District – Summary of Allowable Uses

(Please refer to Section 18-160 for the most up-to-date list: [Section 18-160](#))

Accessory Uses

- Accessory outside display of merchandise
- Accessory outside sales
- Accessory outside storage
- Amateur telecommunication facility
- Attachment of telecommunication antennae to existing structure
- Golf safety net (SUP)
- Solar Collectors
- Television reception antenna
- Wind energy conversion system – WECS (SUP)

Agricultural Uses

- Community garden
- Commercial greenhouse and nursery (SUP)
- Crop production (L)

Industrial Uses

- Heavy equipment operator outdoor training site (SUP)
- Industrial – inside (high risk) (SUP)
- Industrial – inside (not high risk)
- Industrial – outside (high risk) (SUP)
- Industrial – outside (not high risk)
- Marijuana testing facility
- Mining (SUP)
- Outside salvage or reclamation (SUP)
- Truck, machinery, heavy equipment sales, service or repair
- Well sites or production sites

Institutional/Community Service Uses

- Cemeteries and mausoleums (SUP)
- Church (SUP)
- Crematorium
- Day care facility
- Hospitals and sanitariums (SUP)
- Limited fundraising events (L)

Lodging Uses – None allowed

Office Uses

- Financial institution with drive-in window (SUP)
- Financial institution without drive-in window
- General office
- Medical clinic

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

Recreation Uses

- Community park, recreation center or golf course
- Country club with private membership
- Neighborhood park or playground
- Private recreation center, club or area (SUP)

Residential Uses – None allowed

Retail and Personal Service Uses

- Animal clinic without outside runs
- Animal kennel without outside runs
- Animal kennel with outside runs (SUP)
- Business school
- Car wash
- Catering service (SUP)
- Clubs and lodges – nonprofit
- Equipment rental
- Frozen food lockers
- Garage for repair and rebuilding of personal vehicles
- General merchandise or food store 3,500 sq. ft. or less
- Home improvement centers, lumber, brick or building materials
- Household equipment and appliance repair
- Job printing
- Mortuary, funeral home (SUP)
- Motor vehicle fueling station
- Motor vehicle pawnbroker
- Pet cemetery (SUP)
- Restaurant with drive-in or drive-through (SUP)
- Restaurant without drive-in or drive-through
- Sexually oriented business (SUP)
- Taxidermist
- Technical and trade schools
- Vehicle display, sales, service and storage

Temporary Uses

- Christmas tree lots (TUP)
- Other temporary use (TUP)
- Seasonal sales stand (TUP)
- Temporary concrete or asphalt batch plant (TUP)
- Temporary construction yard, construction/sales office (TUP)
- Temporary donation collection bin (TUP)
- Temporary grazing (TUP)
- Traveling show, carnival, circus or special event (TUP)

Transportation Uses

- Airports (SUP)

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

- Heliports (SUP)
- Railroad yard (SUP)
- Transit passenger shelter

Utility and Public Service Uses

- Animal shelter with outside runs (SUP)
- Animal shelter without outside runs
- Commercial radio and TV station
- Electric substation and gas regulator station
- Electrical generating plant (SUP)
- Library
- Local utilities
- Police and fire stations
- Post office
- Refuse transfer station (SUP)
- Sewage treatment plant (SUP)
- Telephone exchange without shops or offices
- Utility or government installation other than listed (SUP)
- Water treatment plant, reservoir and water storage tanks

Wholesale, Distribution and Storage Uses

- Auto auction
- Contractor's maintenance yard
- Freight terminal
- Grain and feed elevators
- Livestock auction pens or sheds (SUP)
- Mini-warehouse (SUP)
- Office showroom/warehouse
- Outdoor storage (SUP)
- Petroleum products, storage and wholesale (SUP)
- Recycling collection center (SUP)
- Warehouse

Wireless Telecommunication Uses

- Commercial radio or TV facility (SUP)
- Commercial satellite dish (SUP)
- Mobile telephone facility (SUP)
- Public safety telecommunication facility

DEVELOPMENT STANDARDS BY ZONING DISTRICT

Standard	Requirement for Zoning District	
	<i>INDUSTRIAL</i>	
<i>Minimum Lot Size</i>	No minimum lot size.	
<p><i>Building Setbacks:</i> Performance criteria contained in Sections 18-444, 18-446, and 18-447 shall be used to determine the actual front, side, and rear yard requirements for each project during the development permit review process. Different requirements may be established on the same lot for different types of structures. This chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:</p>		
	<i>Minimum Permitted</i>	<i>Maximum Required</i>
Front	25 feet	50 feet
Side	0 or 15 feet	100 feet
Rear	0 or 15 feet	100 feet
<i>Maximum Lot Coverage</i>	a) 75%	
	b) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not included in lot coverage calculations.	
<i>Maximum Dwelling Unit Density</i>	None permitted	

<i>Floor Area</i>	N/A
<i>Floor Area Ratio</i>	Maximum 0.5
<i>Maximum Building Height</i>	a) 45 feet
	b) No height limit for structures that:
	1. Are unoccupied structures;
	2. Are necessary for an industrial use that is permitted in the district; and
	3. Will not have a substantial and negative impact on surrounding land uses;
	c) Residential proximity slope. If any portion of a building is over 30 feet in height, that portion may not be located above a residential proximity slope. See Section 18-452
	(Code 1975, § 58-2.126; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3165, § 1, 4-12-11)