

I3 (HEAVY INDUSTRIAL) ZONE

PURPOSE

I3 (Heavy Industrial) Zone permits heavy-intensity industrial activities properly buffered from surrounding communities.

DEVELOPMENT REQUIREMENTS

Minimum lot size: N/A

Minimum lot width: 150 feet

Minimum lot depth: 150 feet

Setbacks Principal Building:

1. Primary Frontage: 35 feet (min)
2. Secondary Frontage: 10 feet (min)
3. Side Setback: 10 feet (min)
4. Rear Setback: 35 feet (min)

Setbacks Accessory Buildings:

1. Primary Frontage: 35 feet (min)
2. Secondary Frontage: 10 feet (min)
3. Side Setback: 10 feet (min)
4. Rear Setback: 35 feet (min)

Building Height:

1. Principal Building Height: 50 feet (max)
2. Accessory Building Height: 45 feet (max), but not higher than the height of the principal building.

I3 PERMITTED USES

The following uses are permitted by right in the I3 district.

Retail and Service

1. Gas Station
2. Food Truck/Push Cart

Institutional

1. Off-Site Parking Area for Commercial and Industrial Use

Agriculture: (A) Permitted if assessed as Agriculture for On-Farm Operations only.

1. Agricultural Packaging and Warehousing
2. Agricultural Processing Facility
3. Aquaculture
4. Auction Yard
5. Dairy and Related Operations
6. Feed Lot
7. Farming and Ranching
8. Grain Storage
9. Livestock Pen
10. Poultry Raising, Commercial
11. Poultry Slaughtering and Processing, Commercial
12. Research
13. Stockyard or Slaughter House
14. Swine Production
15. Wine Tasting Room or Winery

Automotive

1. Automobile, SUV Repair, Sales or Service
2. Automobile Garages, Painting or Auto Body Work
3. Auto-Related Repair and Service, But Not Auto Painting or Body Work
4. RV or Truck Repair, Sales or Service
5. Truck Stop

Civil Support

1. Crematorium
2. Hospital

Industrial

1. Borrow Pit, Batching Plant and Asphaltic Mix Plant
2. Wireless Communication Facilities
3. Construction Equipment, Related Sales, Services, Storage and Distribution Facility

4. Drilling of Oil, Gas Well or Other Shaft Mining
5. Energy Generation Operation
6. Explosive Materials, Manufacturing or Storage
7. Fat Redenring Plant
8. Fertilizer Plant
9. Food and Fiber Processing
10. Foundry
11. Ground Transportation Terminal
12. Junkyard and Dismantling
13. Laboratory Facility
14. Light Manufacturing
15. Major Facility for Distribution of Electric, Natural Gas, Water, Sewer, Cable
16. Heavy Manufacturing
17. Mini-Storage Unit
18. Petroleum Refinery and Storage
19. Recycling Center
20. Renewable Energy Facility
21. Utility Building, Wastewater Lift Station and Substation, Minor, Private or Public
22. Warehouse
23. Wrecking Service

I3 SPECIAL USE PERMITS

The following uses require a Special Use Permit:

Retail and Service

1. Adult Bookstore or Adult Entertainment
2. Restaurant, Bakery, Catering Service

Institutional

1. Prison