# **SECTION 33**

# I - INDUSTRIAL DISTRICT

# 33.1 GENERAL PURPOSE AND DESCRIPTION:

The Industrial (I) District is intended for large scale basic or primary industrial uses which involve extensive processing, manufacturing or assembly of large products or equipment. This district also includes the more intensive automotive repair businesses such as body shops, engine and transmission repair, and muffler shops.

Because of the nature of the products or character of activities, uses within this district will likely produce greater than average negative visual qualities and external effects involving noise, fumes, noxious odors, glare or other atmospheric influence beyond the boundaries of the property on which the use is located. Therefore, these uses are isolated with similar industrial uses.

Because of the nature of these industries, there will be outside storage that must be located in the rear yard, although not in the side yard, which does not have to be screened from view. Certain obnoxious or hazardous uses will require Specific Use Permits to locate in this district. It is the intent to reserve large tracts in this district exclusively for industrial activities defined herein.

### 33.2 PERMITTED USES:

- A. The following uses are permitted in the Industrial "I" District, provided that such manufacturing or industrial operation shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the property on which such use is located and which produces no noise exceeding the average intensity of noise of street traffic, as stated in performance standards, at that point and provided that such use does not create fire hazards on surrounding property.
  - 1. Those uses specified in Section 36 (Use Charts)
  - 2. Industrial and manufacturing plants including the processing or assembling of parts for production of finished equipment where the process of manufacturing or treatment of materials is such that no dust, odor, gas, smoke or noise is emitted and not more than twenty percent (20%) of the lot or tract is used for the open storage of products, materials, or equipment (See Section 41 for additional screening requirements).
  - 3. A "high risk or hazardous industrial use" is permitted by specific use permit only. In this section, "high risk or hazardous industrial use" means any industrial use whose operation, in the opinion of the Building Official, involves a much higher than average risk to public health and safety. These uses include but are not limited to facilities where significant amounts of radiation, radioactive materials, highly toxic chemicals or substances, or highly combustible or explosive materials are present, used, produced, stored, or disposed of.
  - 4. Such uses as may be permitted under provisions of Specific Use Permits, Section 35.

### 33.3 HEIGHT REGULATIONS:

A. Maximum Height: Nine (9) stories.

# 33.4 AREA REGULATIONS:

- A. Size of Lot:
  - 1. Minimum Lot Area One (1) acre (43,560 Square Feet)
  - 2. Minimum Lot Width One hundred feet (100')
  - 3. Minimum Lot Depth Two hundred feet (200')
- B. Size of Yards:

- 1. **Minimum Front Yard** Fifty feet (50') when adjacent to arterials and Centre Park Boulevard east of Hampton Road; twenty-five feet (25') when adjacent to minor streets.
- 2. **Minimum Side Yard** Fifteen feet (15'); twenty-five feet (25') on a corner lot
- 3. **Minimum Rear Yard** Twenty feet (20'); forty feet (40') if adjacent to single-family uses or zoning district.
- C. **Maximum Lot Coverage**: Sixty-five percent (65%)
- D. **Parking Regulations**: As established by Section 38, Off-Street Parking and Loading Requirements.

### 33.5 **SPECIAL REQUIREMENTS:**

- A. For site plan requirements, see Section 42.
- B. No permanent use of temporary dwellings.
- C. All mechanical, heating and air conditioning equipment shall be screened from public view and adjacent residential uses or zoning districts.
- D. Other Regulations: As established in the Development Standards, Sections 37 through 45.

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