

## 2.3.2. - I-3 general industrial district.

- A. *General description.* This industrial district is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses have some adverse effects on surrounding properties and are not properly associated with, nor compatible with, residential, institutional, and retail commercial uses.
- B. *Uses permitted.* Property and buildings in the I-3 general industrial district shall be used only for the following purposes:
1. Any use, except a residential use, permitted in the I-2 restricted manufacturing and warehousing district. No residential use, except sleeping facilities required by caretakers or nightwatchmen employed on the premises, shall be permitted in an I-3 industrial district.
  2. Any of the following uses:
    - a. Signs as regulated in article V, section 10.
    - b. Retail, service, eating and drinking establishments, and brewpubs.
    - c. Building material sales yard and lumber yard, including the sale of rock, sand, gravel and the like as an incidental part of the main business, but not including a concrete batch plant or a transit mix plant.
    - d. Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors.
    - e. Freighting or trucking yard or terminal.
    - f. Outdoor storage facilities for coal, coke, building materials, sand, gravel, stone, lumber. Open storage of construction contractor's equipment and supplies shall be screened by seven foot obscuring fence, wall, or mass plantings, or otherwise so located as not to be obnoxious to the orderly appearance of the district.
    - g. Tank storage of bulk oil and gasoline and the mixture of bulk storage of illuminating or heating gas, subject to the proper precautions as to location for prevention of fire and explosion hazards.
    - h. Vehicle storage facility.

3. The following uses when conducted within a completely enclosed building:
  - a. The manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food products.
  - b. The manufacture, compounding, assembly or treatment of articles of merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, rubber, textiles, tin, iron, steel, tobacco, wood (excluding saw mill), yarn, and paint not involving a boiling process.
  - c. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
  - d. The manufacture and maintenance of electric and neon signs, commercial advertising structure, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like.
  - e. The manufacture of musical instruments, toys, novelties, and rubber and metal stamps.
  - f. Automobile assembling, painting, upholstering, rebuilding, reconditioning, and body and fender works, truck repairing and overhauling, tire retreading or recapping, and battery manufacturing, provided, however, that all spray painting, with the exception of minor touch-up with aerosol-type spray can of standard touch-up size, shall be conducted within an approved spray booth.
  - g. The sale, storage and sorting of junk, waste, discarded or salvaged materials, machinery or equipment, but not including processing.
  - h. Blacksmith shop and machine shop.
  - i. Foundry casting lightweight nonferrous metal not causing noxious fumes and odors.
  - j. Planing mill.
  - k. Processing facility.

4. Other uses of the same general character as those listed in this section as permitted uses and deemed appropriate by the planning commission.
5. Buildings, structures and uses accessory and customarily incidental to any of the above uses.
6. Recycling collection facility as an accessory use only as regulated by article V, section 18, B.
7. Truck sales, leasing, servicing, and repair, consistent with the requirements under section B.3.f., of this section.
8. Personal gardens.
9. Community gardens.
10. Market gardens.

The uses in this section shall be conducted in such a manner that no noxious odor, fumes, or dust will be emitted beyond the property line of the lot on which the use is located.

C. *Uses permitted on review.*

1. Marinas, subject to the requirements set forth in article V, section 3.F.
2. Commercial telecommunications towers.
3. Breweries, distilleries and wineries.
4. Auction houses.

D. *Prohibited uses and structures.* Dwelling units, including hotels and motels, except as provided under "uses permitted"; elementary or high schools, private or public; churches; cement, lime or gypsum manufacture; disposal plants of all types including trash and garbage, and sewage treatment plants; acid manufacture; creosote manufacture or treatment plant; explosive material manufacture of any kind; garbage, offal, or animal reduction, incineration or processing; metal or ore reduction, refining, smelting or alloying; outdoor salvage operations or for processing, storage, display or sales of any scrap, salvage, or secondhand building materials, wrecked automobiles, [or] secondhand automobile parts; salvage yards or junkyards; all uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in article V, section 1.

E. *Area regulations.* The following requirements shall apply to all uses permitted in this district:

1. *Reserved.*

2. *Front yard.* All buildings shall [be] set back from all street right-of-way lines not less than thirty-five (35) feet.
3. *Side yard.* No building shall be located closer than twenty-five (25) feet to a side lot line.  
The width of a side yard which abuts a residential district shall be not less than seventy-five (75) feet.
4. *Rear yard.* No building shall be located closer than twenty-five (25) feet to the rear lot line.  
The depth of any rear yard which abuts a residential district shall be not less than fifty (50) feet; provided, however, that no rear yard is required where the lot abuts on an existing or proposed railroad right-of-way or spur.
5. *Maximum lot coverage.* Main and accessory buildings and off-street parking and loading facilities shall not cover more than eighty (80) percent of the lot area.

- F. *Height regulations.* No building or structure shall exceed forty-five (45) feet in height, except as hereinafter provided in article V, section 5, of these regulations.
- G. *Minimum off-street parking and loading requirements.* As regulated in article V, sections 7 and 9.
- H. *Screening and landscaping.* All yard areas required under this section and other yards and open spaces existing around buildings shall be landscaped and maintained in a neat condition.

(Ord. No. 3506, 6-16-64; Ord. No. 4251, 3-21-67; Ord. No. 5465, 12-5-72; Ord. No. O-483-92, § 1(C) (16), (D)(1), (F)(1), 11-24-92; Ord. No. O-686-93, § 1(A), 11-23-93; Ord. No. O-197-96, § 1, 7-2-96; Ord. No. O-70-97, § 1, 2-25-97; Ord. No. O-207-97, § 1, 5-20-97; Ord. No. O-476-98, § 1, 9-8-98; Ord. No. O-439-99, § 1, 10-19-99; Ord. No. O-441-00, § 1, 9-19-00; Ord. No. O-146-01, § 1, 5-1-01; Ord. No. O-40-08, § 1, 2-26-08; Ord. No. O-70-09, § 1, 5-5-09; Ord. No. O-118-2012, § 1, 7-24-12; Ord. No. O-1-2014, § 1, 1-7-14; Ord. No. O-2-2014, § 1, 1-7-14; Ord. No. O-126-2015, § 8, 7-21-15; Ord. No. O-43-2017, § 1, 3-28-17)

**Note**— Former Art. IV, § 17.