

## **ZONING:**

§190-406. IC Industrial Commerce District.

A. Purpose: The IC Industrial Commerce District is established in order to provide land for heavy and light manufacturing, processing, planned light industrial and planned commerce uses, in addition to warehousing and distribution, supply yards, and compatible support uses.

B. Permitted Principal Uses:

- (1) Manufacturing and processing.
- (2) Power plants and co-generation facilities.
- (3) Planned mixed-use commerce parks. (See §190-640)
- (4) Sanitary landfills.
- (5) Planned office parks and single or multiple tenant office buildings.
- (6) Light industrial including research and testing and incubator space.
- (7) Business services.
- (8) Private trade or commercial schools.
- (9) Communications facilities.
- (10) Mini-warehouse (personal storage facilities).
- (11) Distribution/warehousing.
- (12) Supply yards and contractors yards.
- (13) Eating and drinking establishments, with or without drive-through services.
- (14) Natural gas processing plant.
- (15) Natural gas compressor stations.
- (16) Outdoor advertising signs.
- (17) Motels and hotels.
- (18) Hospitals and clinics.
- (19) Oil and gas operations (See §190-641).

C. Permitted Accessory Uses/Structures.

Those accessory uses customarily incidental to permitted principal uses on the same lot including, but not limited to:

- (a) Parking and loading areas and private and public garages.
- (b) Storage buildings for goods or materials used in the operation of the principal uses.
- (c) Identification signs.
- (d) Satellite dishes.
- (e) Above and in ground fuel and waste storage tanks.

D. Conditional Uses:

- (1) Hotels and motels (See § 190-503, Subsection E).
- (2) Single family detached or attached dwellings to a maximum of six (6) dwelling units in a structure.
- (3) Adult businesses (See § 190-503, Subsection A).
- (4) Surface mining (See § 190-503, Subsection B).

E. Uses by Special Exception:

There are no uses by special exception in the IC Industrial Commercial District.

F. Dimensional Standards:

- (1) Minimum lot area: (a) Manufacturing, processing and light industrial uses – 87,120 square feet (2 acres) unless otherwise specified.
  - (b) Service and residential uses – 65,340 square feet (1.5 acres).
  - (c) All other permitted and conditional uses – 87,120 square feet (2 acres) unless otherwise specified.
- (2) Minimum required yards:
  - (a) Front yard – 75' from closest property or building setback line.
  - (b) Side yard – 40' except for interior units in a multiple use structure, then zero (0) side yards shall be permitted.
  - (c) Rear yard – 35' from closest property line on subject property.
  - (d) Accessory structures – 20' from closest side and rear lot lines on subject property.
- (3) Minimum frontage:
  - (a) Manufacturing, processing and light industrial uses – 200 linear feet at the building setback line unless otherwise specified.
  - (b) Service and residential uses – 120 linear feet at the building setback line unless otherwise specified.
  - (c) All other permitted and conditional uses – 150 linear feet at the building setback line unless otherwise specified.
- (4) Design standards:
  - (a) Height:
    - [1] Principal structures – 75'.
    - [2] Accessory structures – 45'.
  - (b) Lot coverage – All structures – 80%
- (5) Density: Maximum four (4) dwelling units per acre, unless otherwise specified.
- (6) Parking: See Article VI