

CHAPTER 28

I-3 HEAVY INDUSTRIAL ZONE

Sections:

- 28.1.0 Purpose
- 28.2.0 Permitted uses
- 28.3.0 Prohibited uses
- 28.4.0 Development standards

28.1.0 PURPOSE. The I-3 Heavy Industrial District is established to provide areas in the county where heavy industrial, manufacturing, processing, assembly, fabricating and ancillary activities can occur while being protected from encroachment of commercial and residential uses. This district is intended to permit high intensity land uses that would be termed obnoxious due to noise, glare and other emissions resulting from the manufacturing process. Heavy industrial activities shall occur within designated Urban Growth Area Boundaries where adequate municipal water services are available.

28.2.0 PERMITTED USES. The following shall be permitted in the I-3 zone:

- (1) All uses not otherwise prohibited by law except those listed below.

28.3.0 PROHIBITED USES. The following uses shall be prohibited in the I-3 district.

- (1) Single-family dwellings.
- (2) Multiple family dwellings.
- (3) Public and private schools except for apprenticeship and vocational training programs.
- (4) Community Service Facilities.

28.4.0 DEVELOPMENT STANDARDS.

- (1) Potable water:
 - (a) A municipal water supply is required for activities that occur within the Heavy Industrial District.
 - (b) Domestic wells are not allowed within the Heavy Industrial District.
- (2) Minimum lot area: None required.
- (3) Lot Coverage: Dictated by parking requirements, setbacks and landscaping.
- (4) Minimum Yard Setbacks:
 - (a) See Site Design Standards Chapter for appropriate yard requirements.
- (5) Maximum building height:
 - (a) No restrictions.