

Article 8. Industrial Districts

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8-1 PURPOSE

The Industrial Districts give preference to industries, offices, commercial services, wholesale, and marine-related businesses. Providing appropriate locations for these uses will help ensure they have the infrastructure they require and will also help to reduce the potential for conflicts and negative impacts that can be associated with some commercial and industrial uses. These districts provide space specifically for targeted industries such as high-technology firms and research industries. The intent is to allow limited retail and service uses in some of these districts and to reserve adequate and flexible space for high-revenue-generating uses that provide high-quality jobs for County residents. Design standards can further help minimize conflicts between uses, allowing for more mixed-use development that can enhance economic opportunity.

A. Industrial Mixed-Use District (I-MU)

The purpose of the Industrial Mixed-Use District (I-MU) is to provide for a mix of light industrial uses and compatible commercial uses such as recreation, entertainment, and retail establishments in part to promote the reuse of older, industrial structures that may no longer be suitable for their original purposes.

B. Light Industrial District (I-1)

The Light Industrial District (I-1) is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are low-intensity uses with minimal, if any, outside impacts.

C. Heavy Industrial District (I-2)

The Heavy Industrial District (I-2) is intended to provide for a variety of general manufacturing, fabricating, processing, distributing and warehousing uses. Industrial uses in this district may result in external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.

8-2 USES

Article 18 and Table 18-1 of this Ordinance lists allowed principal, accessory, and temporary uses in the Industrial Districts.

8-3 MINIMUM STANDARDS

Table 8-1: Industrial Districts Minimum Standards establishes the permissible lot area, lot width, and setbacks for the Industrial Districts. See Article 2 of this Ordinance for related definitions and measurement standards.

Table 8-1: Industrial Districts Minimum Standards	
	I-MU, I-1, and I-2
Minimum Lot Area	N/A
Minimum Lot Width at Front Building Restriction Line	N/A
Minimum Front Setback: MD 2, 4, 2/4, 260, 261, 263, 231	100'
Minimum Front Setback: Local Roads	35'
Minimum Front Setback: All Other Roads	50'
Minimum Side Setback	50'
Minimum Rear Setback	50'