

## Section 18-40: (GI) General Industrial Zoning District

	Nonresidential Uses
	Section 18-12 and 18-72)
Maximum Principal Building Height	50 feet
Minimum Principal Building Separation (multi-structure developments on shared lots)	30 feet
Minimum Pavement Setback (lot line to pavement; excludes driveway entrances and lots that are 50 feet wide or less)	3 feet from side or rear, or 0 feet for shared driveway; 10 feet from right of way
Accessory Building Side Setback	3 feet
Accessory Building Rear Setback	5 feet
Maximum Detached Accessory Building Height	25 feet or the height of the principal structure, whichever is less
Minimum Parking Required	See Article III

(ORD 1240, 11/13/12; ORD 1355 8/22/17; 1380 6/26/18; ORD 1433, 5/12/20)

### Section 18-40: (GI) General Industrial Zoning District

- (1) Intent. This district is intended to provide space for manufacturing and industrial operations which are potentially incompatible with other uses and which should be distant from residential areas.
- (2) Principal Uses Permitted by Right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
  - (a) Cultivation
  - (b) Intensive Agriculture
  - (c) Community Garden
  - (d) Small Scale Indoor Institutional
  - (e) Outdoor Open Space Institutional
  - (f) Passive Outdoor Recreation
  - (g) Essential Services
  - (h) Small Scale Public Services and Utilities
  - (i) Office
  - (j) Personal or Professional Service
  - (k) Artisan Studio
  - (l) Indoor Maintenance Service
  - (m) Light Industrial
  - (n) Heavy Industrial
  - (o) Research, Development, and Related Manufacturing
  - (p) Production Greenhouse
  - (q) Indoor Food Production
  - (r) Communication Antenna
  - (s) Communication Tower
  - (t) Outdoor Storage and Wholesaling
  - (u) Indoor Storage and Wholesaling

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- (v) Distribution Center
  - (w) Freight Terminal
  - (x) Low Intensity Production
- (3) Principal Uses Permitted as Conditional Use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (a) Agricultural Services
  - (b) Large Scale Indoor Institutional
  - (c) Correctional Institutional
  - (d) Active Outdoor Recreation
  - (e) Indoor Sales and Service
  - (f) Outdoor Display
  - (g) Campground
  - (h) Animal Boarding
  - (i) Outdoor Maintenance Service
  - (j) Vehicle Service
  - (k) Vehicle Repair
  - (l) Sexually-Oriented Land Use
  - (m) Personal Storage Facility
  - (n) Off-Site Parking
  - (o) Extraction
  - (p) Composting
  - (q) Recycling and Waste Disposal
  - (r) Salvage or Junkyard
  - (s) Sand and Mineral Processing
  - (t) Large Scale Public Services and Utilities
  - (u) Vehicle Sales
- (4) Accessory Uses Permitted by Right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (a) Satellite Dish
  - (b) Personal Antenna and Tower
  - (c) Nonresidential Accessory Building
  - (d) Recreational Facility
  - (e) Landscape Feature
  - (f) Deck
  - (g) Outdoor Wood Boiler
  - (h) On-Site Parking
  - (i) Company Cafeteria
  - (j) Onsite Ancillary Use
  - (k) Solar Energy System
  - (l) Short-Term Rental

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- (5) Accessory Uses Permitted as Conditional Use. Refer to Article III for detailed definitions and requirements
  - (a) Small Wind Energy System
  - (b) Solar Energy System
- (6) Temporary Uses. Refer to Article III for detailed definitions and requirements for each of the following land uses. (Exempt from setbacks unless specified in Article III.)
  - (a) Temporary Outdoor Sales
  - (b) Temporary Outdoor Assembly
  - (c) Temporary Storage Container
  - (d) Temporary Construction Storage
  - (e) Temporary Contractor’s Project Office
  - (f) Temporary On-Site Real Estate Sales Office
  - (g) Garage or Estate Sale
  - (h) Temporary Farm Product Sales
  - (i) Temporary Relocatable Building
- (7) Density, Intensity, and Bulk Regulations for the (GI) General Industrial District.

	Nonresidential Uses
Minimum Lot Area	40,000 square feet
Maximum Building Coverage of Lot	70 percent
Minimum Lot Width	200 feet
Minimum Front Setback	50 feet
Minimum Street Side Setback	25 feet
Minimum Side Setback	10 feet (50-foot minimum side yard abutting existing dwellings or residential district)
Minimum Rear Setback	10 feet (50-foot minimum rear yard abutting existing dwellings or residential district)
Major Street Setback	Minimum of 50 feet or mean of adjoining lots (see Section 18-12 and 18-72)
Maximum Principal Building Height	100 feet
Minimum Principal Building Separation (multi-structure developments on shared lots)	30 feet
Minimum Pavement Setback (lot line to pavement; excludes driveway entrances and lots that are 50 feet wide or less)	3 feet from side or rear, or 0 feet for shared driveway; 10 feet from right of way
Accessory Building Side Setback	3 feet
Accessory Building Rear Setback	5 feet
Maximum Detached Accessory Building Height	50 feet
Minimum Parking Required	See Article III

(ORD 1240, 11/13/12; ORD1355 8/22/17; 1380 6/26/18; ORD 1396 12/18/18; ORD 1433, 5/12/20)