

## Section 2.8 Industrial District Provisions

### 2.8.1 Description of the Industrial District

(a) General Purposes: The purposes of the industrial districts shall be, in general:

(1) to meet the needs of the metropolitan area's industrial economy by making available a wide range of suitable sites for all types of manufacturing and related activities.

(2) to reserve such sites for industrial use by protecting them from encroachment by nonindustrial uses.

(3) to use the less intensive industrial districts as buffers between residential districts and the more intensive industrial districts, and

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(4) to protect industrial development from congestion by limiting the bulk of buildings in relation to their sites, by requiring appropriate yards, and by requiring that adequate off-street parking and loading facilities be provided.

(b) Specific Purposes: In addition to the general purposes set forth in paragraph (a) hereof, the specific purposes of the several industrial districts shall be as set forth in paragraphs (c) through (f) hereof.

(c) Purposes of the I1 District: The I1 district is designed primarily to provide an environment conducive to the development and protection of modern administrative facilities, research institutions, specialized manufacturing plants, and similar enterprises, which uses are ordinarily free of objectionable influences on most other uses.

(d) Purposes of the I2 District: The I2 District is designed primarily to provide areas suitable for uses similar to those in the I1 District, but at a greater intensity of use. This district is also designed to permit the industrial utilization of land which has been platted into lots too small to meet the requirements of the I1 District.

(e) Purposes of the I3 District: The I3 District is designed primarily to group together a wide range of industrial uses which sometimes produce moderately objectionable influences on residential, commercial, and light industrial uses.

(f) Purposes of the I4 District: The I4 District is designed primarily for those industrial uses which tend to produce hazards or substantially objectionable influences on other classes of uses.

#### 2.8.2 Uses Permitted in Industrial Districts

Uses permitted in the various industrial districts are as set forth in Table 8-1. Where an "X" appears in the column of a district, the use set off opposite the "X" is permitted as a use of right in that district. Where a "P" appears, the use is permitted subject to the granting of a conditional use permit by the Board of Adjustment, in accordance with the provisions of Article 6.

TABLE 8-1

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
			0 ACCESSORY STRUCTURES AND USES
x	x	x	002 Accessory buildings.
x	x	x	040 Accessory living quarters.
x	x	x	046 Accessory off-street loading and parking facilities, subject to Sections 3.74 and 3.75.
	x	x	054 Accessory retail sales: farm products raised on the premises.
x	x	x	063 Accessory signs, subject to Section 3.84.
x	x	x	066 Temporary accessory facilities of the construction industry which are incidental to the construction of a building permitted in the district, and which shall be removed when construction work is completed.
x	x	x	099 Accessory uses for industrial establishments, NEC. <sup>1/</sup>
			2 and 3 MANUFACTURED USES <sup>2/</sup>
			21 Food and Kindred Products--Manufacturing
	x	x	211 Meat products--manufacturing.
x	x	x	212 Dairy products--manufacturing.
			213 Canning and preserving of fruits and vegetables.
x	x	x	2130 Canning and preserving of fruits and vegetables, NEC.
	x	x	2135 Pickling fruits and vegetables; vegetable sauces and seasonings; salad dressing--manufacturing.
	x	x	214 Grain mill products--manufacturing.
x	x	x	215 Bakery products--manufacturing.
	x	x	216 Sugar--manufacturing.
x	x	x	217 Confectionery and related products--manufacturing.
	x	x	218 Beverage--manufacturing.
x			2185 Bottling and canning soft drinks and carbonated waters.
x			2186 Flavor extracts and flavoring syrups--manufacturing, NEC.

<sup>1/</sup> NEC means "not elsewhere classified in this table."  
For meaning of p and x, see paragraph preceding this table.

<sup>2/</sup> See also Use 821, Agricultural Processing.

TABLE 8-1

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
			219 Other food preparations and kindred products--manufacturing.
	x	x	2191 Cottonseed oil milling.
	x	x	2192 Soybean oil milling.
	x	x	2193 Vegetable oil milling (except cottonseed and soy bean)
		x	2194 Animal and marine fats and oils (including grease and tallow)--manufacturing.
x	x	x	2195 Roasting coffee and coffee products--manufacturing.
	x	x	2196 Shortening, table oils, margarine, and other edible fats and oils, NEC.--manufacturing.
x	x	x	2197 Ice--manufacturing.
x	x	x	2198 Macaroni, spaghetti, vermicelli, and noodles--manufacturing.
	x	x	2199 Other food preparations and kindred products, NEC--manufacturing.
			22 Textile Mill Products--manufacturing.
x	x	x	220 Textile mill products--manufacturing, NEC.
		x	229 Other textile goods--manufacturing.
			2295 Artificial leather and oil cloth--manufacturing and other impregnated and coating fabrics (except rubberizing).
			23 Apparel and other finished products made from fabrics, leathers, and similar materials--manufacturing.
x	x	x	230 Apparel and other finished products made from fabrics, leather, and similar materials--manufacturing, NEC.
			236 Leather and leather products--manufacturing.
x	x	x	2360 Leather and leather products--manufacturing, NEC.
	x	x	2361 Leather tanning and finishing.
x	x	x	237 Fur goods--manufacturing.
			24 Lumber and Wood Products (except furniture)--Manufacturing.
x	x	x	240 Lumber and wood products (except furniture)--manufacturing, NEC.
		x	242 Sawmills and planing mills.
			249 Other lumber and wood products (except furniture) manufacturing, NEC.
		x	2491 Wood preserving.
x	x	x	25 Furniture and Fixtures--Manufacturing.
			26 Paper and Allied Products--Manufacturing
	x	x	260 Paper and allied products--manufacturing, NEC.
		x	261 Pulp--manufacturing.
		x	262 Paper--manufacturing.
x	x	x	27 Printing, Publishing, and Allied Industries.

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TABLE 8-1

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
			28 Chemicals and Allied Products--Manufacturing.
		x	281 Industrial inorganic and organic chemicals--manufacturing.
		x	282 Plastic materials and synthetic resins, synthetic rubber, synthetic and other manmade fibers (except glass)--manufacturing.
x	x	x	283 Drug--manufacturing.
	x	x	284 Soap, detergents, and cleaning preparations, perfumes, cosmetics, and other toilet preparations--manufacturing.
	x	x	285 Paints, varnishes, lacquers, enamels, and allied products--manufacturing.
		x	286 Gum and wood chemicals--manufacturing.
		x	287 Agricultural chemicals--manufacturing.
		x	289 Other chemicals and allied products--manufacturing, NEC.
		x	29 Petroleum Refining and Related Industries
			290 Petroleum refining and related industries, NEC.
			299 Other petroleum refining and related industries, NEC.
	x	x	2991 Lubricating oils and greases--manufacturing.
	x	x	31 Rubber and Miscellaneous Plastic Products--Manufacturing.
			310 Rubber and miscellaneous plastic products--manufacturing, NEC.
		x	313 Reclaiming rubber.
x	x	x	314 Miscellaneous plastic products--manufacturing.
	x	x	32 Stone, Clay, and Glass Products--Manufacturing.
	x	x	321 Flat glass--manufacturing.
	x	x	322 Glass and glassware (pressed or blown)--manufacturing.
		x	323 Cement (hydraulic)--manufacturing.
	x	x	324 Structural clay products--manufacturing.
			325 Pottery and related products--manufacturing.
x	x	x	3250 Pottery and related products--manufacturing, NEC.
	x	x	3255 Pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas:
	x	x	326 Concrete, gypsum, and plaster products--manufacturing.
	x	x	3261 Concrete brick and block--manufacturing.
			3262 Concrete products (excluding brick and block)--manufacturing.
	x	x	3263 Concrete (ready mixed)--manufacturing.
		x	3264 Lime products--manufacturing.
		x	3265 Gypsum products--manufacturing.
	x	x	327 Cut stone and stone products--manufacturing.
		x	328 Abrasive, asbestos, and miscellaneous nonmetallic mineral products--manufacturing.

TABLE 8-1

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
		x	<b>33 Primary Metal Industries</b>
			331 Blast furnaces, steel works, and the rolling and finishing of ferrous metals.
	x	x	332 Iron and steel foundries.
		x	333 Primary smelting and refining of nonferrous metals.
		x	334 Secondary smelting and refining of nonferrous metals and alloys.
	x	x	335 Rolling, drawing, and extruding of nonferrous metals.
	x	x	336 Nonferrous foundries.
		x	339 Other primary metal industries, NEC.
			<b>34 Fabricated Metal Products--Manufacturing</b>
	x	x	<b>341 Ordnance and accessories</b>
			3411 Guns, howitzers, mortars, and related equipment--manufacturing.
			3412 Ammunition (except small arms) manufacturing and complete assembling of guided missiles and space vehicles.
		x	3412.1 Ammunition (except small arms).
	x	x	3412.2 Guided missiles.
	x	x	3412.3 Space vehicles.
			3413 Tanks and tank components--manufacturing.
x	x	x	3414 Sighting and fire control equipment--manufacturing.
x	x	x	3415 Small arms--manufacturing.
		x	3419 Other ordnance and accessories--manufacturing, NEC.
			<b>342 Machinery (except electrical)--manufacturing.</b>
	x	x	3420 Machinery (except electrical)--manufacturing, NEC.
x	x	x	3427 Office, computing, and accounting machines--manufacturing.
			<b>343 Electrical machinery, equipment, and supplies--manufacturing.</b>
	x	x	3430 Electrical machinery, equipment, and supplies--manufacturing, NEC.
x	x	x	3433 Household appliances--manufacturing.
x	x	x	3434 Electric lighting and wiring equipment--manufacturing.
x	x	x	3436 Communication equipment, including radio and television receiving sets--manufacturing.
x	x	x	3437 Electronic components and accessories--manufacturing.
			<b>344 Transportation equipment--manufacturing</b>
	x	x	3440 Transportation equipment--manufacturing, NEC.
			3443 Ship and boat building and repairing.
	x	x	3443.1 Ship building and repairing.
	x	x	3443.2 Boat building and repairing.
	x	x	3445 Motorcycles, bicycles, and parts--manufacturing.

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TABLE 8-1

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
			349 Other fabricated metal products--manufacturing, NEC.
	x	x	3490 Other fabricated metal products--manufacturing, NEC.
x	x	x	3492 Cutlery, hand tools, and general hardware-- manufacturing.
x	x	x	35 Professional, Scientific, and Controlling Instruments; Photo- graphic and Optical Goods; Watches and Clocks -- manufacturing.
			39 Miscellaneous Manufacturing, NEC.
x	x	x	391 Jewelry, silverware, and plated ware--manufacturing.
x	x	x	392 Musical instruments and parts--manufacturing.
x	x	x	393 Toys, amusement, sporting, and athletic goods--manufactur- ing.
x	x	x	394 Pens, pencils, and other office and artists' materials-- manufacturing.
x	x	x	395 Costume jewelry, costume novelties, buttons, and miscel- laneous notions (except precious metals)--manufacturing.
	x	x	396 Tobacco--manufacturing.
x	x	x	397 Motion picture production.
			399 Other miscellaneous manufacturing, NEC.
x	x	x	3991 Brooms and brushes--manufacturing.
		x	3992 Linoleum, asphalted-felt-base, and other hard surface floor cover--manufacturing, NEC.
		x	3993 Matches--manufacturing.
x	x	x	3994 Lamp shades--manufacturing.
x	x	x	3995 Morticians' goods--manufacturing.
	x	x	3996 Fur dressing and dyeing.
x	x	x	3997 Signs and advertising displays--manufacturing.
x	x	x	3998 Umbrellas, parasols, and canes--manufacturing.

TABLE 8-1

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
			<b>4 TRANSPORTATION, COMMUNICATION, AND UTILITIES</b>
p	x	x	400 Transportation, communication, and utility facilities, NEC.
x	x	x	402 Other transportation, communication, and utility facilities that utilize public rights-of-way or easements customarily provided in subdivision plats.
x	x	x	403 Property of a terminal company used for terminal purposes.
			41 Railroad, Rail Rapid Transit, and Street Railway Transportation.
x	x	x	410 Property of a railway company used for railway purposes.
x	x	x	46 Automobile Parking, as a Principal or Accessory Use.
			47 Communication
x	x	x	471 Telephone communication. 4711 Telephone exchange buildings.
			48 Utilities
p	p	p	484 Sewage disposal.
p	p	p	485 Solid waste disposal, subject to Section 3.81.
			49 Other Transportation, Communication, and Utilities.
x	x	x	492 Transportation services and arrangements.



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TABLE 8-1

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
			5 TRADE
			51 Wholesale Trade
x	x	x	510 Wholesale trade, without stocks.
x	x	x	511 Motor vehicles and automotive equipment--wholesale.
x	x	x	512 Drugs, chemicals, and allied products--wholesale.
x	x	x	513 Dry goods and apparel--wholesale.
x	x	x	514 Groceries and related products--wholesale.
			515 Farm products (raw materials)--wholesale.
	x	x	5151 Cotton--wholesale.
	x	x	5152 Grain--wholesale.
	x	x	5153 Hides, skins, and raw furs--wholesale.
	x	x	5154 Leaf tobacco--wholesale.
	x	x	5155 Wool and mohair--wholesale.
		x	5156 Livestock--wholesale.
		x	5157 Horses and mules--wholesale.
		x	5159 Other farm products, NEC--wholesale.
x	x	x	516 Electrical goods--wholesale.
x	x	x	517 Hardware, plumbing, heating equipment; and supplies--wholesale.
x	x	x	518 Machinery, plumbing, heating equipment, and supplies--wholesale.
			519 Other wholesale trade, NEC.
	x	x	5191 Metals and minerals (except petroleum products and scrap)--wholesale.
	x	x	5192 Petroleum bulk stations and terminals--wholesale.
	x	x	5193 Scrap and waste materials--wholesale, subject to Section 3.80.
x	x	x	5194 Tobacco and tobacco products--wholesale.
x	x	x	5195 Beer, wine, and distilled alcoholic beverages--wholesale.
			5196 Paper and paper products--wholesale.
x	x	x	5197 Furniture and home furnishings--wholesale.
	x	x	5198 Lumber and construction materials--wholesale.
		x	5199 Other wholesale trade, NEC.
x	x	x	52 Retail trade--building materials, hardware, and farm equipment.
			53 Retail trade--general merchandise
x	x	x	535 Direct selling organizations--retail.

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TABLE 8-1

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
x	x	x	54 Retail Trade: Food 543 Fruits and vegetables--retail. 5431 Fruits, vegetables, and nuts grown on the premises--retail.
x	x	x	55 Retail Trade--Automotive, Marine Craft, Aircraft, and Accessories.
x	x	x	59 Other Retail Trade, NEC. 596 Farm and garden supplies--retail. 598 Fuel and ice--retail.
x	x	x	5983 Bottled gas--retail.

TABLE 8-1

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
			<b>6 SERVICES</b>
x	x	x	60 Office of Any Kind.
x	x	x	61 Finance, Insurance, and Real Estate Services.
			<b>62 Personal Services</b>
x	x	x	621 Laundering, dry cleaning, and dyeing services.
x	x	x	622 Photographic services (including commercial).
			624 Funeral and crematory services; cemeteries.
x	x	x	6241 Funeral and crematory services.
x	x	x	625 Apparel repair, alteration, and cleaning pickup services; shoe repair services.
			<b>63 Business Services</b>
			631 Advertising services
x	x	x	6311 Advertising services (general).
	x	x	6312 Outdoor advertising signs, subject to Sections 3.84 and 3.86.
x	x	x	632 Credit reporting services; adjustment and collection services.
x	x	x	633 Duplicating, mailing, and stenographic services.
x	x	x	634 Dwelling and other building services.
x	x	x	635 News syndicate services.
x	x	x	636 Employment services.

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TABLE 8-1

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
	x	x	637 Warehousing and storage services
			6371 Farm products warehousing and storage (excluding stockyards).
		x	6372 Stockyards.
x	x	x	6373 Refrigerated warehousing, including food lockers.
x	x	x	6375 Household goods warehousing and storage.
x	x	x	6376 General warehousing and storage.
	x	x	6379 Other warehousing and storage, NEC.
			639 Other business services, NEC
x	x	x	6391 Research, development, and testing services.
x	x	x	6392 Business and management consulting services.
x	x	x	6393 Detective and protective services.
x	x	x	6394 Equipment rental and leasing services.
x	x	x	6395 Photofinishing services.
x	x	x	6396 Trading stamp service.
x	x	x	6397 Automobile and truck rental services.
x	x	x	6398 Motion picture distribution and services.
x	x	x	6399 Other business services, NEC.
			64 Repair Services
			641 Automobile repair and services.
x	x	x	6411 Automobile repair services.
x	x	x	6412 Automobile wash services.
	x	x	6413 Repair services for trucks, tractors, similar vehicles, and construction equipment.
			649 Other repair services.
x	x	x	6491 Electrical repair services (except radio and television).
x	x	x	6492 Radio and television repair services.
x	x	x	6493 Watch, clock, and jewelry repair services.
x	x	x	6494 Reupholstery and furniture repair services.
x	x	x	6495 Armature rewinding services.
x	x	x	6496 Locksmiths and gunsmiths shops.
		x	6499 Other repair services, NEC.
x	x	x	65 Professional Services.
			66 Contract Construction Services
	x	x	661 General contract construction services.
x	x	x	662 Special construction trade services.

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TABLE 8-1

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
			67 Governmental Services
x	x	x	671 Executive, legislative, and judicial functions.
x	x	x	672 Protective functions and their related activities.
x	x	x	673 Postal services.
	x	x	675 Military bases and reservations.
			68 Educational Services
x	x		682 University, college, junior college, and professional school education.
x	x	x	683 Special training and schooling.
			69 Miscellaneous Services
			691 Religious activities.
x	x		6911 Churches, synagogues, and temples.
x	x		692 Welfare and charitable services.
			699 Other miscellaneous services, NEC.
x	x		6991 Business associations.
x	x		6992 Professional membership organizations.
x	x		6993 Labor unions and similar labor organizations.
x	x		6994 Civic, social, and fraternal associations.
		x	6999 Other miscellaneous services, NEC.

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TABLE 8-1

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
x	x	x	7 CULTURAL, ENTERTAINMENT, AND RECREATIONAL
			71 Cultural Activities and Nature Exhibitions
			72 Public Assembly
	x	x	721 Entertainment assembly
	p	x	722 Sports assembly
	p	x	7221 Stadiums.
		x	7222 Arenas and field houses
		x	7223 Race tracks.
		x	7229 Other sports assembly, NEC.
x	x	x	723 Public assembly, miscellaneous purposes.
			73 Amusements
			731 Fairgrounds and amusement parks.
p	p	x	7311 Fairgrounds
	x	x	7312 Amusement parks.
			739 Other amusements, NEC.
	x	x	7392 Miniature golf.
	x	x	7393 Golf driving ranges.
		x	7394 Go-cart tracks.
		x	7399 Other amusements, NEC.
	x	x	74 Recreational Activities.
x	x	x	76 Parks.
		x	79 Other Cultural, Entertainment, and Recreational Activities, NEC.

TABLE 8-1

District			Uses Permitted in the Indicated Districts
I1 I2	I3	I4	
			8 RESOURCE PRODUCTION AND EXTRACTION
			81 Agriculture, subject to Section 3.10
x	x	x	811 Farms: crop.
x	x	x	815 Farms: dairy.
			816 Farms and ranches: livestock other than dairy.
			8161 Farms and ranches: livestock: cattle.
			8161.1 Feed lots.
x	x	x	8161.9 Farms and ranches: cattle, NEC.
		x	8162 Farms and ranches: hogs, subject to Section 3.10.
x	x	x	8169 Farms and ranches: other livestock, NEC.
			819 Other agriculture and related activities, NEC.
x	x	x	8192 Horticultural specialties.
		x	8193 Apiary farms.
		x	8199 Other agriculture and related activities, NEC.
			82 Agricultural Related Activities
	x	x	821 Agricultural processing, other than cotton ginning. <sup>1/</sup>
			822 Animal husbandry services.
x	x	x	8221 Veterinarian services.
	x	x	8222 Animal hospitals, subject to Section 3.10.
x	x	x	8222.1 Animal hospitals for household pets, subject to Section 3.10.
x	x	x	829 Other agricultural related activities, NEC.
x	x	x	83 Forestry Activities and Related Services.
	x	x	84 Fishing Activities and Related Services.

<sup>1/</sup> Cotton ginning is included in Use 401.

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Section 2.8.3 Bulk and Area Requirements in Industrial Districts

(a) Every permitted use in an Industrial District shall be subject to the requirements of Table 7-2 and to the modifications thereof set forth in paragraphs (b) and (c) of this section and those set forth in Article 4.

Table 8-2  
 Bulk and Area Requirements in Industrial Districts

District	Lot Width (feet) min.	Lot Area (sq ft) min.	Yards (feet), minimum				Floor Area Ratio, max.
			Front Yard	Exterior Side Yard	Rear Yard & Interior Side Yard		
					Abutting Property in an AR, Residential, or O District	Not Abutting Property in an AR, Residential, or O District	
I1	150	30,000	75	20	25	25	0.3
I2	-	-	25	20	25	-	0.5
I3	-	-	25	20	50	-	0.5
I4	-	-	25	20	75	-	0.5

(b) Where a lot in an Industrial District abuts property in an AR, Residential, or O District, an exterior wall of a building on such lot may encroach on a required rear yard or interior side yard along the line separating such lot from such property, provided that such wall is constructed of masonry and is not pierced by a door, window, or air passage within such yard.

(c) Where a lot in an Industrial District abuts property in an AR, Residential, or O District, no structure on such lot adjacent to such other district shall exceed the height of 20 feet unless the portions exceeding such height are set back in the same manner as is provided herein for structures in such other district.