



GENERAL INDUSTRIAL (GI)

Provide for the orderly development of heavy commercial, warehousing and limited industrial uses.
Appropriate sites should have excellent infrastructure especially transportation access via highways.



ALLOWED USES

Trade

- » Adult Entertainment (defined Sec. 6.02)
- » Adult Products (defined Sec. 6.02)
- » Motor Vehicle Fuels

Industrial

- » Air Freight Terminals
- » Automotive Parts Remanufacturing
- » Cold Storage Plants
- » Construction Contractor Yards
- » Fertilizer Storage/Distribution/Application

Industrial Uses Continued

- » Freight Storage, General Warehousing
- » Fuel & Lubricant Distributors
- » Grain Terminals & Elevators
- » Household Moving & Storage
- » Intermodal Freight Transfer Facilities
- » Mail Processing Center
- » Parcel Delivery Services
- » Personal Storage Facilities
- » Portable Toilet Storage & Cleaning
- » Printing & Publishing

Industrial Uses Continued

- » Research & Development Laboratories
- » Retail Store Inventory Storage
- » Sand & Gravel Storage
- » Truck Terminal (Non-Home Occupation)
- » Wholesale Distribution Centers

Transportation, Communication, & Public Services

- » Antennas on Existing Structures
- » Utility Substations

CONDITIONAL USES

The following uses must first be reviewed by the Zoning Commission and **APPROVED** by the Board of Adjustment through the Conditional Use Permit Application Process.

Trade

- » Campgrounds
- » RV Park

Industrial

- » Automotive Salvage & Wrecking
- » Truck Stops
- » Vehicle Towing Services
- » Animal Food Processing (Livestock Feeds)
- » Animal Food Processing (Pet Foods)
- » Apparel & Textile Manufacturing
- » Art, Jewelry & Toy Production
- » Chemical Manufacturing
- » Ethanol Fuel Distilling
- » Bakery, Commercial

Industrial Continued

- » Dairy Processing
- » Grain Processing
- » Meat Processing
- » Other Food Processing
- » Aggregate Crushing & Screen (Temporary)
- » Asphalt Mixing (Temporary)
- » Concrete Mixing (Temporary)
- » Lumber & Wood Products Manufacturing
- » Metal Products Manuf. (Plating & Enameling)
- » Machinery Manufacturing
- » Prefabricated Structure Manufacturing
- » Tire Retreading
- » Wood Working & Cabinetry
- » Borrow Pits for Earth Materials
- » Gravel & Stone Quarries
- » Chemical & Gas Bulk Storage
- » Recycling Operations (Scrap Metal)
- » Rendering Plants
- » Sanitary Landfill
- » Waste Composting
- » Waste Incineration

Transportation, Communication & Public Services

- » Rail Switch Yards, Equipment Repair & Maintenance
- » Electric Wind Generator (Private Use)
- » Electrical Energy Generation (Not Inc. Wind)
- » Electrical Energy Wind Generation (Commercial)
- » Pipeline Terminals, Pumping Stations, etc.
- » Pipelines
- » Public Storage Garage
- » Rail Lines
- » Sewage Lagoon
- » Sewage Treatment for Subdivision
- » Sewage Treatment Plants
- » Telecommunication Towers
- » Water Storage Tanks

ZONING DISTRICT DIMENSIONAL STANDARDS

Minimum Lot Area

- » 3 Acres (excludes ROW)

Minimum Lot Width

- » 60 FT

Front Yard Setback

- » 50 FT

Side Yard Setback

- » 10 FT

Corner Side Yard Setback

- » 50 FT

Rear Yard Setback

- » 10 FT

Maximum Height

- » No maximum

ACCESSORY USES

Signs

- » On-Premise

RESTRICTIONS

- » Floodplain Restrictions (if applicable)