

Chapter 12

PLANNED INDUSTRIAL ZONING DISTRICT (PI)

SECTION:

- 10-12-1: Purpose
- 10-12-2: Special Use Required
- 10-12-3: Prohibited Uses
- 10-12-4: Performance Standards
- 10-12-5: Bulk Requirements

10-12-1: **PURPOSE:** This zoning district implements the comprehensive plan by providing for the possibility of small-scale environmentally sensitive industrial development.

10-12-2: **SPECIAL USE REQUIRED:** Approval of a special use permit is required for all development in this zoning district. Public hearings on the amendment of this ordinance required to place a planned industrial zoning district on the official zoning map and the special use permit shall be combined. The combined hearing procedure shall be as required by 10-1-10. (Ord. 94-1101, 11-1-1994)

10-12-3: **PROHIBITED USES:** Certain industrial uses are prohibited as being inconsistent with the purpose of this zoning district. These include: sugar manufacturing; oilseed milling and manufacturing of fats and oils; paper and allied products manufacturing chemicals and allied products manufacturing petroleum refining and related industries; rubber and miscellaneous plastic products manufacturing; flat glass manufacturing, manufacturing of cement and structural clay products; concrete, gypsum, and plaster products manufacturing; abrasive, asbestos, and miscellaneous nonmetallic mineral products manufacturing; primary metal industries, fabricated metal products manufacturing; manufacture of linoleum and other floor coverings; manufacture of matches; air transportation, except heliports for emergency medical services; solid waste disposal, petroleum and other pipelines, excluding irrigation pipelines and pipelines for municipal utilities; farm products, raw materials, wholesaling; agricultural processing; mining and mining services; and other resource production and extraction.

10-12-4: **PERFORMANCE STANDARDS:** Other industrial uses shall be permitted only in compliance with all performance standards of 10-16 and all other applicable requirements of this ordinance.

10-12-5: **BULK REQUIREMENTS:** and where the scale of the enterprise is limited to no more than 15,000 square feet of building space and no more than 50 employees.