

CHAPTER 161

LIGHT INDUSTRIAL (IL) ZONING DISTRICT

161.010.	Use
161.020.	Department of Environmental Quality Approval
161.030.	Uses Subject to Administrative Review
161.040.	Conditional Uses

161.010. USE. Within an IL, Light Industrial Zone, no building, structure, or premises shall be used, enlarged, or designed to be used, erected, structurally altered, or enlarged except for one or more the following uses:

- (A) Any use permitted under Section 160.010 of this ordinance.
- (B) Metal fabricated products manufacturing facilities
 - (1) Metal stampings
 - (2) Screw machine, bolts, nuts, screws, rivets and washers
- (C) Machinery manufacturing facilities
 - (1) Sawmill equipment
- (D) Motor vehicles and motor vehicle equipment facilities
 - (1) Painting
 - (2) Wrecking
- (E) Wood and lumber products processing, manufacturing and storage facilities
 - (1) Wood fuel dealers
- (F) Contracting and service facilities
 - (1) Building contractors (general, highway and street contractors, heavy construction contractors)
 - (2) Special trade contractors, such as:
 - (a) concrete work
 - (b) electrical
 - (c) excavating
 - (d) foundation work
 - (e) septic tank, cesspool and catch basin
 - (f) wrecking and demolition
 - (3) Roofing.
- (G) Cement, clay, glass and stone products manufacturing facilities:
 - (1) Abrasives, asbestos and other non-metallic mineral
 - (2) Concrete, gypsum and plaster, excluding sand and gravel processing
 - (3) Cut stone (monuments)
 - (4) Flat glass
 - (5) Glass and glassware, pressed or blown
 - (6) Glass products made of purchased glass
 - (7) Pottery and related products
 - (8) Structural clay
- (H) Other use facilities:
 - (1) Auction house or market (no livestock or poultry sales)
 - (2) Motor freight depot
 - (3) Veterinary office, hospital
- (I) Wind energy systems, meteorological towers, and photovoltaic systems that are not commercial power generating facilities, but not including wind energy systems utilizing a tower and meteorological towers that require tower lighting, are located in an adopted urban growth boundary, or that would require modification to the height

or type of construction standards described in Section 112.135(C)(1). Wind energy systems utilizing towers and meteorological towers are subject to standards listed in Sections 112.135 and 112.137. Roof-mounted, building-integrated, building-mounted and architectural wind energy systems that extend no more than an additional 5 feet above the highest ridge of the building's roof or 15 feet above the highest eave, whichever is higher, and do not exceed the height limitation of the zone, are subject to the standards listed in Section 112.137. Photovoltaic systems are subject to the standards described in Section 112.138. [Amended by Ordinance 09-06]

161.020. DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL. The following uses are allowed, subject to approval from the Department of Environmental Quality:

- (A) Any use permitted under Section 160.020 of this ordinance.
- (B) Chemicals, fertilizers, insecticides, paint and allied products manufacturing facilities:
 - (1) Fertilizers
 - (2) Insecticides
- (C) Food, grain, feed and derivative products processing facilities:
 - (1) Gelatin
 - (2) Glue and size
 - (3) Rendering
- (D) Machinery manufacturing facilities:
 - (1) Service industry machines and equipment
- (E) Meat products processing and manufacturing facilities (slaughtering, canning, curing, smoking, preserving).
- (F) Metal working shops:
 - (1) Blacksmith
 - (2) Machine
 - (3) Welding
- (G) Paper and allied products manufacturing facilities:
 - (1) Building paper and building board
 - (2) Converted paper and paperboard
 - (3) Paperboard containers and boxes
- (H) Petroleum products and gasoline storage only, provided all storage is underground.
- (I) Transportation equipment manufacturing facilities:
 - (1) Motor vehicle brakes
- (J) Wood and lumber products (except furniture) processing, manufacturing and storage facilities:
 - (1) Sawdust and shavings fuel
 - (2) Millwork (doors, windows, pre-cutting structures)
 - (3) Prefabricated structural wood products
 - (4) Wooden containers

161.030. USES SUBJECT TO ADMINISTRATIVE REVIEW. The following uses are permitted, subject to review and approval under the prescriptive standards specified herein and as may otherwise be indicated by federal, state and local regulations and permits:

- (A) Wind energy systems utilizing a tower and meteorological towers outside of an adopted urban growth boundary that are not commercial power generating facilities that would utilize a tower(s) that requires lighting or that requires modification to the height or type of construction standards described in Section 112.135(C)(1), as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

161.040. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in an IL zone:

- (A) Any conditional use permitted in an IP Zone
- (B) Auto racing track
- (C) Food, grain, feed and derivative products processing facilities:
 - (1) Livestock auctions and sales, including feed lots
 - (2) Marijuana processing as defined in PCZO 110.371(B) [Amended by Ordinance 16-01]
 - (3) Marijuana wholesaling as defined in PCZO 110.371(C) [Amended by Ordinance 16-01]
- (D) Metals, primary, manufacturing facilities:
 - (1) Iron and steel
 - (2) Non-ferrous metals
 - (3) Primary smelting and refining of non-ferrous metals
 - (4) Secondary smelting and refining of non-ferrous metals and alloys
 - (5) Rolling, drawing and extruding of non-ferrous metals
- (E) Machinery manufacturing facilities:
 - (1) Construction and mining equipment
 - (2) Engines and turbines
 - (3) Farm machinery and equipment
 - (4) General industrial machinery and equipment
 - (5) Materials handling machinery and equipment
- (F) Mining, pits and quarries facilities:
 - (1) Earth, top soil, clay, peat
 - (2) Sand and gravel pits, quarries, including extraction from rivers and streams
 - (3) Rock crushing and preparing sand and gravel for construction uses or other special uses
- (G) Paper and allied products manufacturing facilities:
 - (1) Paper, except building paper
 - (2) Pulp
- (H) Petroleum, petroleum products, by-products manufacturing and storage facilities:
 - (1) Propane gas, provided all storage is underground
 - (2) Asphalt
 - (3) Asphalt paving mix
 - (4) Creosote and creosote products
 - (5) Oil reconditioning
 - (6) Turpentine
- (I) Transportation equipment, manufacturing and repair facilities:

- (1) Railroad equipment
- (J) Wind energy systems utilizing a tower and meteorological towers within an adopted urban growth boundary up to 100 feet in height that are not commercial power generating facilities, as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]