

CHAPTER 151

INDUSTRIAL COMMERCIAL (IC) ZONING DISTRICT

- 151.010. Use
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151.010. USE. Within any IC, Industrial Commercial 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 of the following uses:

- (A) Any use permitted in the CR or CG Zone.
- (B) Industrial Uses:
 - (1) Appliances, office and electrical product equipment manufacturing:
 - (a) Battery manufacture
 - (b) Communications equipment
 - (c) Electrical industrial apparatus
 - (d) Electric lighting and wiring equipment
 - (e) Electric transmission and distribution equipment
 - (f) Electronic components and accessories
 - (g) Household appliances
 - (h) Radio and TV receiving sets
 - (2) Leather and leather products manufacture:
 - (a) Boot and shoe cut stock and findings
 - (b) Footwear except rubber
 - (c) Handbags and other personal leather goods
 - (d) Industrial leather belting and packing
 - (e) Leather gloves and mitten
 - (f) Leather tanning and finishing
 - (g) Luggage
 - (3) Metal fabricated products manufacture:
 - (a) Cutlery, handtools and general hardware
 - (b) Fabricated metal products
 - (c) Fabricated structural metal products
 - (d) Fabricated wire products
 - (4) Printing, publishing and allied industries:
 - (a) Books
 - (b) Book binding and related industries
 - (c) Commercial printing
 - (d) Greeting card manufacturing
 - (e) Manifold business forms manufacturing
 - (f) Newspapers, publishing, printing
 - (g) Periodicals, publishing, printing
 - (5) Professional, scientific and controlling equipment manufacturing:
 - (a) Engineering, laboratory and scientific and research instruments and associated equipment

- (b) Instruments for measuring, indicating and controlling physical characteristics
- (c) Optical equipment, instruments, lenses
- (d) Surgical, medical and dental instruments and supplies, except pharmaceuticals (see Chemicals)
- (e) Watches, clocks, clockwork operated devices and parts
- (6) Rubber and allied products manufacturing:
 - (a) Fabricated rubber and plastic products
 - (b) Reclaimed rubber products
 - (c) Rubber and plastic footwear
 - (d) Tire and inner tube manufacturing
 - (e) Tire recapping
- (7) Textile products manufacture:
 - (a) Broad woven fabric mills, cotton
 - (b) Broad woven fabric mills, man-made fiber and silk
 - (c) Broad woven fabric mills, wool-including dyeing and finishing
 - (d) Dyeing and finishing textiles
 - (e) Floor covering mills
 - (f) Knitting mills, hosiery, outerwear, underwear, knit fabrics
 - (g) Narrow fabrics and other small ware mills, cotton, wool, silk, and man-made fibers
 - (h) Yarn and thread mills
- (8) Textiles and apparel manufacture and fabrication of textile products:
 - (a) Wearing apparel, hats and millinery, and fur goods
 - (b) Fabrication of household textile products
 - (c) Fabrication of outdoor textile products (tents, awnings, canopies, vehicle tops, seat covers, etc.)
- (9) Textiles and apparel - other facilities:
 - (a) Cleaning and dyeing plants
 - (b) Laundry plant
 - (c) Storage of fur and clothing
- (10) Tobacco processing:
 - (a) Cigarettes
 - (b) Cigars
 - (c) Tobacco (chewing, smoking, snuff)
 - (d) Tobacco stemming and drying
- (11) Transportation equipment, manufacture and repair:
 - (a) Aircraft and parts

- (b) Aircraft and parts dealers, distributor
- (c) Boat and watercraft building and repair
- (d) Boat and watercraft sales and service
- (e) Boat and watercraft moorages and marinas
- (f) Motor vehicles and motor vehicle equipment
- (g) Manufacture of special use vehicles (sanitary trucks, vans, etc.)
- (h) Manufacture of parts and accessories
- (i) Motor freight depots
- (j) Rental and storage
- (k) Repair garage
- (l) Body and fender shops
- (m) Towing
- (n) Service stations
- (o) Auto laundries, washing and polishing
- (p) Motor cycles, bicycles and parts

(12) Other uses:

- (a) Metal working equipment and machinery manufacturing wholly within a building
- (b) Warehouses
- (c) Wholesale firms
- (d) Utilities - primary equipment and storage yard
- (e) Well drilling pump repair facilities [Amended by Ordinance 128]
- (f) Transportation Improvements [Amended by Ordinance 01-01]

- (C) 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]

151.020. OPTIONAL BUSINESS. Those businesses set forth in Section 141.040 and 142.040 shall be permitted in an IC Zone under like restrictions.

151.030. DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL. The following uses are allowed, subject to approval of the Department of Environmental Quality. [Amended by Ordinance 89-17]

- (A) Chemicals, fertilizers, insecticides, paint and allied products manufacturing:

- (1) Agricultural chemicals
 - (2) Gum and wood chemicals
 - (3) Industrial inorganic and organic chemicals
 - (4) Laboratories (feed and seed, soil testing)
 - (5) Paints, varnishes, lacquers, enamels and allied products
 - (6) Perfumes, cosmetics and other toilet preparations
 - (7) Plastic materials, and synthetic resins, synthetic rubber, synthetic and other man-made fibers, except glass
 - (8) Soaps, detergents and cleaning preparations
 - (9) Pharmaceuticals
- (B) Food, Grain, Feed and Derivative Products Processing:
- (1) Bakery products
 - (2) Canning, drying, freezing, preserving, fruits, vegetables, sea foods
 - (3) Coffee processing
 - (4) Confectionery and related products (candy, chocolate, chewing gum)
 - (5) Beverage industries (beer, wine, liquor, soft drinks, including bottling, flavoring extracts, etc.)
 - (6) Dairy products (butter making, creamery, cheeses making, ice cream, milk processing)
 - (7) Frozen food, cold storage locker and ice plants
 - (8) Grain mill products (flour, prepared animal's feed, cereals, etc.)
 - (9) Grain elevators, storage
- (C) Furniture and Fixtures - Manufacturing:
- (1) Custom cabinet, carpenter shop
 - (2) Furniture repair, re-upholstery
 - (3) Household furniture
 - (4) Metal plating operations
 - (5) Plumbing fixtures
 - (6) Silverware and plated ware
- (D) Machinery Manufacturing:
- (1) Office, computing, accounting equipment
- (E) Paper and Allied Products - Assembly:
- (1) Paperboard containers and boxes
- (F) Transportation Equipment, Manufacture and Repair:
- (1) Motor vehicle and equipment painting
- (G) Other uses:
- (1) Sign construction and painting shop, contained wholly within a building

151.040. 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]

151.050. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in an IC Zone:

- (A) Any use permitted in Section 142.030.
- (B) Industrial Uses:
 - (1) Chemicals, fertilizers, insecticides, paint and allied products manufacturing:
 - (a) Fertilizers
 - (b) Insecticides
 - (2) Metal fabricated products, manufacture:
 - (a) Metal stampings
 - (b) Screw machine products, and bolts, nuts, screws, rivets and washers
 - (3) Machinery manufacturing:
 - (a) Sawmill equipment
 - (b) Service industry machines and equipment
 - (4) Metal working shops:
 - (a) Machine shop
 - (5) Petroleum, petroleum products, provided all storage is underground
 - (6) Wood and lumber and products processing, manufacture and storage of:
 - (a) Millwork (doors, windows, pre-cutting structures)
 - (b) Prefabricated structural wood products
 - (c) Wooden containers
- (C) 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]