
SECTION 10.16 I-4 (INDUSTRIAL FOUR RIVER) ZONE

- A. **PURPOSE:** This zone is established to provide for traditional industrial activities that orient towards the river, the railroad, and the highway, as a transportation point of exchange and distribution and do not require extensive urban services, along with other uses (i.e., retail, service, public, and semi-public) which serve to supplement the needs of the area labor force.
- B. **PERMITTED USES:** The following uses are permitted providing all uses are in compliance with the performance standards as set forth in Article XV of this ordinance:
1. The assembling, compounding, manufacturing, packaging, or processing of the following uses:
 - a. Animated and/or illuminated billboards and other commercial advertising structures
 - b. Candy and confectionery products, food and beverage products, except the rendering or refining of fats and oils, and excluding poultry and animal slaughtering and dressing
 - c. Cigars and cigarettes
 - d. Cosmetics, pharmaceuticals, and toiletries
 - e. Electric appliances, television sets, phonographs, household appliances
 - f. Electrical machinery, equipment, and supplies
 - g. Fountain and beverage dispensing equipment
 - h. Furniture
 - i. Instruments for professional, scientific, photographic, and optical use
 - j. Metal products, and metal finishing, excluding the use of blast furnaces or drop forges
 - k. Musical instruments, toys, novelties, jewelry, rubber or metal stamps
 - l. Office equipment
 - m. Pottery and figurines
 - n. Products from the following previously prepared materials: bone, cellophane, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paper, precious or semi-precious metals, plastics, rubber, shell, steel, tin, tobacco, wood, wool, yarn
 - o. Textile products, including asbestos products, canvas and burlap, clothing, cotton products, hosiery and knitting mills, rope and twine
 - p. Pharmaceutical grade hemp products such as, but not limited to cannabinoid distillates, and CBD extracts without THC.
 2. Bottling and canning works
 3. Brewing or distilling of liquors

4. Building materials, sales yards
5. Bulk storage and/or transfer stations for materials, excluding types of flammable or explosive nature
6. Bus line shops and storage
7. Carting, express, hauling, or storage yard
8. Coal, coke, or wood yards
9. Contractors' offices and accessory storage yards, including storage of general construction equipment and vehicles
10. Crating services
11. Fire stations
12. Freight terminals
13. Governmentally owned and/or operated city, county, and state garages
14. Industrial engineering and consultant offices
15. Laboratories, offices, and other facilities for research, both basic and applied, conducted by, or for, an industrial organization or concern, whether public or private
16. Laundry and dry cleaning plants, involving laundering and dry cleaning of articles delivered to the premises by commercial vehicles
17. Machine shops
18. Printing, engraving, and related reproduction processes
19. Public utilities' rights-of-way and pertinent structures
20. Publishing and distribution of books, newspapers, and other printed materials
21. Railroad facilities, exclusive of marshaling yards, maintenance, and fueling facilities
22. Schools for industrial or business training
23. Transportation facilities, including railroad rights-of-way, marshaling yards, maintenance, and fueling facilities
24. Truck terminals
25. Warehousing or wholesaling

C. ACCESSORY USES

1. Customary accessory buildings and uses including operations required to maintain or support any permitted use in this zone on the same lot as the permitted use, such as maintenance shops, power plants, laboratories, offices, and machine shops
2. Fences and/or walls, as regulated by Article XIII of this ordinance
3. Signs, as regulated by Article XIV of this ordinance
4. Uses, as listed below, located and entered from within any permitted use in this zone as a convenience to the occupants thereof, and their customers, provided such accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building:

- a. Cafeterias
- b. Coffee shops or refreshment stands
- c. Soda or dairy bars

D. **CONDITIONAL USES:** No buildings or occupancy permits shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings and uses be permitted until and unless the location of said use shall have been applied for and approved of by the board of adjustment as set forth in Section 9.14.

1. Bulk storage and/or transfer stations for materials that are of a flammable or explosive nature
2. Body piercing establishment
3. Massage parlor
4. Pawn shop
5. Sexually oriented business
6. Tattoo parlor

E. **AREA AND HEIGHT REGULATIONS**

1. Minimum site for an Industrial River Zone - Twenty-five (25) acres
2. Minimum lot area - One (1) acre
3. Minimum lot width at building setback line - One hundred fifty (150) feet
4. Minimum front yard depth - Fifty (50) feet
5. Minimum side yard width on each side of lot - Twenty-five (25) feet
6. Minimum rear yard depth - In internal parts of the park - Fifty (50) feet. No rear yard is required where a rail spur forms the rear property line
7. Maximum building height - Forty (40) feet or three (3) stories

F. **OTHER DEVELOPMENT CONTROLS**

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
2. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way, or into any adjacent property.
3. Screening and landscaping shall be provided, as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
4. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone.

5. All development in areas defined as "flood prone" (either the floodway or floodplain) must be developed in accordance with the regulations set forth in Section 9.24 of this ordinance.