

ARTICLE IV Establishment of Districts

Section 4-5 Classification of Uses.

4-5 e) Uses Permitted Only Pursuant to a Rezoning to a Conditional Zoning District.

- 1) Any building or structure that exceeds the maximum square footage as stated in a conventional zoning district shall require a rezoning to a conditional zoning district which allows the proposed square footage for the building or structure in order to be permitted.
- 2) Any building or structure that is more than 50,000 square feet of gross floor area shall be required a rezoning to a conditional zoning district which allows the proposed gross square footage for the building. The 50,000 square foot gross floor area threshold for requiring a rezoning to a conditional zoning district is subject to any exemptions established in Article V Zoning District Classifications.

ARTICLE V Zoning District Classifications

Section 5-12 I-1 Industrial Zoning District Classification. This zoning district classification is established for those areas of the City where the principal use of the land is for industrial activities that by their nature may create some nuisance and which are not properly associated with residential, commercial and/or service establishments. This district is also established to preserve areas exhibiting industrial potential. Selected business uses of a convenience character are also permitted in this district. Some of the permitted uses in this district are exempt from the size limitations contained in Section 4-5(e)(2) of the Zoning Ordinance, as is indicated specifically below.

5-12-1 Permitted Uses:

5-12-1 (a) Permitted Uses: The following uses are permitted by right in the I-1 Industrial Zoning District Classification and are not exempted from the size limitations contained in Section 4-5 (e)(2) of this Ordinance, provided that they meet all requirements of this Section and all other requirements established in this Ordinance. SIC references are to the 1987 edition of the Standard Industrial Classification Manual published by the Office of Management and Budget.

- Accessory dwelling units subject to Supplementary Standards contained in Section 16-4, below
- Accessory uses & structures
- Agricultural supplies, bulk
- Animal hospitals & clinics subject to Supplementary Standards contained in Section 16-4, below.
- Automobile car washes
- Automobile sales & service
- Automobile paint & body work

Bus stations
Business services
Cemeteries, mausoleums, columbariums, memorial gardens, and crematoriums
Civic centers
Concrete plants
Congregate care facilities, subject to Supplementary Standards contained in Section 16-4, below
Construction trades facilities
Convenience stores with or without gasoline sales
Day care facilities
Dry cleaning & laundry
Exhibition buildings
Exterminators
Fairgrounds
Farm equipment sales & service
Feed and grain storage
Freight terminals (SIC Groups 40, 41, 42)
Funeral homes
Golf courses and related activities
Government facilities
Health clubs and athletic facilities
Heavy equipment, sales, rentals, leases, and service
Heavy equipment storage
Hospitals
Hotels
Laboratories with or without outdoor storage or operations
Merchandise gaming operations
Mini-warehouses
Mobile food vendors, subject to Supplementary Standards contained in Section 16-4, below
Motels
Motor freight terminals
Nursing homes, subject to Supplementary Standards contained in Section 16-4, below
Parking lots and parking garages
Parks
Passenger transportation terminals
Personal Services
Planned residential developments (minor), subject to the requirements of Article VII, below
Progressive care facilities, subject to Supplementary Standards contained in Section 16-4, below
Public and semi-public structures
Publishing and printing establishments
Radio and television broadcasting studios

- Recreational facilities, commercial, indoor
- Recreational facilities, commercial, outdoor
- Recycling centers
- Religious institutions
- Repair services, miscellaneous
- Research and development with or without outdoor storage and operations
- Residential dwellings
- Rest homes, subject to Supplementary Standards contained in Section 16-4, below
- Restaurants
- Restaurants, drive-in
- Retail stores
- Service stations
- Signs, subject to the provisions of Article XIII
- Storage yards
- Telecommunications antennas, subject to Supplementary Standards contained in Section 16-4, below.
- Telecommunications towers, subject to Supplementary Standards contained in Section 16-4, below.
- Travel trailer sales
- Treatment plants, water and sewer
- Vehicle repair shops with or without outdoor operations and storage
- Vehicle storage areas, not to include junk yards and wrecking yards as defined by NCGS 136-143
- Warehouses
- Wholesaling establishments

5-12-1 (b) Permitted Uses: The following uses are permitted by right in the I-1 Industrial Zoning District Classification and are exempt from the size limitations contained in Section 4-5 (e)(2) of this Ordinance, provided that they meet all requirements of this Section and all other requirements established in this Ordinance. SIC references are to the 1987 edition of the Standard Industrial Classification Manual published by the Office of Management and Budget:

- Accessory uses & structures, when accessory to another permitted use that is also exempt from Section 4-5(e)(2) of the Zoning Ordinance
- Bottling Plants
- Breweries
- Cideries
- Cideries, hard
- Distilleries
- Food processing establishments, limited to dairy products, bakery products, canneries, and beverage products (SIC codes 202, 203, 205 and 208), not to include slaughtering plants
- Greenhouses and commercial nurseries
- Microbreweries

Wineries

Manufacturing (selected industries) – Those manufacturing industries defined by the following SIC Codes are permitted:

Standard Industrial Classification	Industries Excluded	Short Title
202		Food processing: dairy products
203		Food processing: canned, frozen & preserved fruits, vegetable & food specialties
2043		Food processing: cereal breakfast foods
2045		Food processing: prepared flour mixes & doughs
205		Food processing: bakery products
206		Food processing: sugar & confectionery products
207	2077	Food processing: fats & oils
208		Food processing: beverages
2095		Roasted coffee
2096		Potato chips, corn ships & similar snacks
2097		Manufactured ice
2098		Macaroni, spaghetti, vermicelli & noodles
2099		Food preparations, not elsewhere classified
22	226	Textile Mill Products
23		Apparel and other textile products
24	241, 242, 2435, 2436, 2491, 2492	Lumber and wood products
25		Furniture and fixtures
265		Paperboard containers & boxes
267		Converted paper and paperboard products, except containers and boxes
27		Printing, publishing & allied industries
283		Drugs
2844		Perfumes, cosmetics & other toilet preparations
30	301	Rubber & plastic products
323		Glass products, made of purchased glass
326		Pottery & related products
3271		Concrete block & brick
3272		Concrete products, except block & brick
3273		Ready-mixed concrete
3297		Non-clay refractories

Standard Industrial Classification	Industries Excluded	Short Title
34	3443, 3449, 345, 346, 347, 348	Fabricated metal products
35		Industrial equipment
36		Electronic & electric equipment
3714		Motor vehicle parts & accessories
3715		Truck trailers
3732		Boat building & repairing
38		Instruments & related products
39		Miscellaneous manufacturing

Section 5-12-4 I-1CZD Industrial Conditional Zoning District Classification. The purpose and requirements of this zoning district classification are identical to the I-1 Industrial Zoning District Classification except that rezoning to I-1 Conditional Zoning District as provided for in Article VII herein, is required as a prerequisite to any use or development. The following uses shall be permitted in the I-1 Industrial Conditional Zoning District Classification only upon rezoning to I-1CZD.

Day centers

Shelter facilities Permitted uses for the I-1 Industrial Zoning District Classification as specified in Section 5-12-1, above

Special Uses for the I-1 Industrial Zoning District Classification as specified in Section 5-12-2, above

Development or redevelopment involving more than 50,000 square feet of floor area unless exempted in Section 5-12-1 (b), above