

Henderson County Industrial

Table 2.10. I Density and Dimensional Requirements			
Maximum Impervious Surface (%)			80
Maximum Floor Area (sq ft)			Unlimited
Yard Setbacks (feet)	Front or ROW	Local	20
		Collector	30
		Thoroughfare	40
		Boulevard	50
		Expressway	50
		Freeway	60
	Side		20
	Rear		20
Maximum Height (feet)			72

- A. Purpose. The purpose of the Industrial District (I) is to foster orderly growth where the principal use of land is a mixture of industrial and heavy commercial. The intent of this district is to allow for industrial and heavy commercial development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide industrial and heavy commercial development that: (1) is compatible with adjacent development and the surrounding community; (2) will minimize conflict between land uses; and (3) is sensitive to its impact on surrounding land uses and the environment (natural and man-made).
- B. Density and Dimensional Requirements. Each use allowed in this district shall at a minimum conform to the following requirements. In some cases a specific use may be required to meet the Supplemental Requirements as set forth in §42-62 (Supplemental Requirements).
 1. Accessory structures may be located in the side, rear or front yards and may be setback a minimum of five (5) feet from the side or rear property lines and ten (10) feet from the front or Right of Way (ROW).

Uses:

- **RESIDENTIAL USES**
 - Personal Storage Structure
- **ACCESSORY USES**
 - *Childcare Facility* (as an accessory for a principal business)
 - Dumpster(s)
 - Fuel Pumps
 - Home School
 - *Outdoor Storage* <5000 sq ft
 - *Outdoor Storage* >5000 sq ft
 - Solar Panels
- **ACCESSORY STRUCTURES**
 - Airport (Private Accessory) (S)
 - Automatic Teller Machine
 - *Gate and/or Guardhouse*
 - *Greenhouse*
 - *Heliport (Private Accessory)*
 - Loading Bay
 - Parking Garage
 - *Planned Seasonal Agricultural Worker Development*
 - *Produce Stand, Accessory*
 - Satellite Dish
 - Storage Shed
 - *Wastewater Treatment Plant, Small Accessory*
 - Wind Mill/Turbine, Accessory < 40 ft height (S)
 - Wind Mill/Turbine, Accessory > 40 ft height (S)
- **RECREATIONAL USES**
 - *Amusement Park (S)*
 - *Motor Sports Facility, Major (S)*
 - *Motor Sports Facility, Minor (S)*
 - *Motor Sports Facility, Recreational(S)*
 - *Park (S)*
 - *Recreational Facilities (Indoor/Outdoor) (S)*
 - *Commercial Shooting Ranges, Indoor*
 - *Commercial Shooting Ranges, Outdoor*
- **EDUCATIONAL AND INSTITUTIONAL USES**
 - *Ambulance Services*
 - Cemetery/Mausoleum/Columbarium (excluding crematoriums) (S)
 - *Childcare Facility (S)*
 - *Club/Lodge (S)*
 - Correctional Facilities (S)
 - *Fire and Rescue Station (S)*

- Government Offices (S)
- *Place of Assembly, Large (S)*
- *Place of Assembly, Small (S)*
- *Police Station*
- *Religious Institution (S)*
- *Automobile and Equipment Service (S)*
- Automotive Towing (S)
- *Broadcasting and Communications Facilities (S)*
- Exterminating and Pest Control Services (S)
- *School (Technical, Trade and Business) (S)*
- **RETAIL TRADE**
 - *Adult Book and Retail Merchandise Store (S)*
 - *Adult Theatre and Live Entertainment (S)*
 - Convenience Store (S)
 - *Fuel Oil Distribution and Sales (S)*
 - *Landscaping Materials Sales and Storage (S)*
 - Manufactured/Mobile Home Sales (S)
 - Parking Garage or Lot (requiring payment) (S)
 - Truck Stop (S)
- **WHOLESALE TRADE**
 - *Wholesale Trade (S)*
- **TRANSPORTATION, WAREHOUSING AND UTILITIES**
 - *Airport (Private) (S)*
 - *Airport (Public) (S)*
 - *Communication Facilities, Category 1*
 - *Communication Facilities, Category 2*
 - *Communication Facilities, Category 3 (S)*
 - Hazardous Waste Disposal Facilities (S)
 - *Land Clearing Debris and Inert Debris Storage or Disposal (S)*
 - *Rail Transportation Facilities and Support Activities*
 - Septic Tank and Related Services (S)
 - *Solar Energy Generation Facility < 30 acres*
 - *Solar Energy Generation Facility > 30 acres (S)*
 - Solid Waste Combustors and Incinerators (S)
 - *Solid Waste Facility, County Owned/Operated*
 - *Transit and Ground Passenger Transportation (S)*
 - *Truck Terminals*
 - *Utility Substation*
 - *Warehousing and Storage (Excluding Warehousing of Hazardous Substances)*
 - *Waste Collection and Transfer Facility (Hazardous) (S)*
 - *Waste Collection and Transfer Facility (Non-hazardous) (S)*
 - *Wastewater Treatment Plant*
 - Water Treatment Plant

- **MANUFACTURING & INDUSTRIAL USES**

- *Asphalt Plant (S)*
- Battery Manufacturing Facility (S)
- *Chip Mill (S)*
- Concrete Batch Plant (S)
- *Junkyard (S)*
- *Landfill, Public or Private (S)*
- *Machining and Assembly Operations <10,000 sq ft (of gross floor area)*
- *Machining and Assembly Operations >10,000 sq ft (of gross floor area)*
- *Manufacturing and Production Operations <10,000 sq ft (of gross floor area)*
- *Manufacturing and Production Operations >10,000 sq ft (of gross floor area)*
- *Materials Recovery Facilities (Recycling)*
- *Mining and Extraction Operations (S)*
- *Packaging and Labeling Services*
- Pesticide, Fertilizer and Other Agricultural Chemical Manufacturing (S)
- *Product Processing and Storage Facilities*
- *Recycling Centers, Drop-Off Facilities*
- *Research and Development Operations (Hazardous or Biological Materials)*
- *Research and Development Operations (Non-hazardous)*
- *Sawmill*
- Slaughterhouse
- Truck Wash

- **TEMPORARY USES**

- Circuses, Carnivals, Fairs, Religious Services (or similar types of events)
- Movie Production
- Special Events between 250 and 499 persons
- Special Events greater than 500 persons

- **TEMPORARY STRUCTURES**

- *Portable Storage Container*
- *Produce Stand, Temporary*
- Temporary Construction Project Buildings
- Tent Sale

- **AGRICULTURAL USES**

- *Agriculture*
- Food Manufacturing
- *Forestry*
- *Forestry Support Services*
- Veterinary Services (livestock)

City of Hendersonville Industrial (I-1)

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 and structures
- Agricultural supplies, bulk
- Animal hospitals and clinics as long as they contain no outdoor kennels
- Automobile car washes
- Automobile sales and service
- Automobile paint and 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 and laundry
- Exhibition buildings
- Exterminators
- Fairgrounds
- Farm equipment sales and 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
- Private clubs
- 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 G.S. 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, micro-distilleries, micro-cideries, and micro-wineries, subject to supplementary standards contained in [section 16-4](#), below
- 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

Standard Industrial Classification	Industries Excluded	Short Title
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

Standard Industrial Classification	Industries Excluded	Short Title
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
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

5-12-2. - Special uses.

The following uses shall be permitted in the I-1 Industrial Zoning District classification only upon issuance of a special use permit pursuant to article X and shall be subject to special use requirements contained in [section 16-4](#), below:

- Adult establishments
- Animal boarding facilities
- Civic clubs & fraternal organizations
- Electronic gaming operations
- Public utility facilities

5-12-3. - Dimensional requirements.

Minimum lot area in square feet:	40,000
Lot area per dwelling unit in square feet:	N/A
Minimum lot width at building line in feet:	100
Minimum yard requirements in feet:	Front: 35
	Side: 20
	Rear: 20
Maximum height in feet:	35 No building shall exceed 35 feet in height unless the depth of the front and total width of the side yards required herein shall be increased one foot for each two feet or fraction thereof of building in excess of 35 feet.