



Amendment 3

In Section 152.082 Industrial Districts

UDO states definition of the following:

152.082

Current Verbiage

(A) H-I (Heavy Industrial District). This zoning district is intended to provide an area where heavy industrial activities like manufacturing, processing, repairing and assembling can take place. Proximity to railroad transportation will likely be important for these activities. Because of the dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions inherent in some industrial activities, screening and other conditions may be applied to certain uses. The zoning district allows commercial and residential uses but with conflicts being resolved in favor of industrial uses. Criteria for lands that are included in this zoning district are those areas that are adjacent to major arterials or other industrial users, and of sufficient size to allow heavy commercial activities. They should also be buffered from lower density users; and

(B) L-I (Light Industrial District). The Light Industrial Zoning District is established to protect and promote a suitable environment for light industrial purposes, including accessibility to major transportation routes as well as availability of adequate utilities and other public services. It is primarily designated for light manufacturing, assembling, wholesaling, warehousing and related uses. Industrial uses that cause obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, glare, fire hazards or other objectionable environmental conditions are prohibited in this zoning district. (Ord. passed 11-18-2010)

Requested

Review Blue Highlighted on TOPU Sections 3.1-3.2

Definition of P,S, and C

- **Sec. 152.101 - Use of the designations P, S, C.**
- (A) Subject to [section 152.102](#) below, when used in connection with a particular use in the Table of Permissible Uses, which is available for inspection in the office of the town clerk, the letter "P" means that the use is permissible in the indicated zone with a zoning permit issued by the administrator. The letter "S" means a special use permit must be obtained from the board of adjustment, and the letter "C" means a conditional use permit must be obtained from the board of commissioners. A blank space in the Table of Permissible Uses means that a particular use is prohibited.
- (B) When used in connection with residential uses (use classification 1.000), the designation "PSC" means that the developments of less than five dwelling units must be pursuant to a zoning permit, developments of five or more but less than 13 dwelling units need a special use permit, and developments of 13 or more dwelling units require a conditional use permit.
- (C) When used in connection with nonresidential uses, the designation "PS" or "PC" means that the developments require a zoning permit if the lot to be developed is less than one acre in size and a special or conditional use permit, respectively, if the lot is one acre or larger in area.
- (D) Use of the designation PSC for combination uses is explained in [section 152.107](#) below.

(Ord. passed 11-18-2010; amended 6-14-18)

Recommended Action

Change 3.1 and 3.2 to designation "P, S or C" for H-I and L-I