

## ZONING

### IOC INDUSTRIAL/OFFICE/COMMERCIAL

The purpose of the IOC District is to provide sufficient space in appropriate locations to meet current and anticipated future regional needs for industrial and large-site commercial development appropriate to the community; to encourage industrial and commercial development that will benefit the community and the region, both economically and aesthetically; and to permit investment in a development that will provide for the location of several plants and/or planned commercial establishments to ensure safe and efficient access to public streets.

#### **DIMENSIONAL TABLE**

MIN. TRACT SIZE	15 acres
MIN. LOT SIZE	5 acres
MIN. LOT WIDTH	
at Building Setback Line	100 feet
at Street Line	250 feet
MAX. BUILDING HEIGHT	45 feet
MAX. COVERAGE	
Building	40%
Impervious Surface	65%
MIN. COVERAGE	
Landscaped	20%
MIN. YARD SETBACK	
Front Yard	40 feet
Front Yard (abuts or across ROW from residential lot line)	75 feet
Side Yard	15 feet
Side Yard (abuts or across ROW from residential lot line)	150 feet
Rear Yard	15 feet
Rear Yard (abuts or across ROW from residential lot line)	150 feet

#### **PERMITTED USES**

##### **PRINCIPAL USES**

##### PERMITTED BY RIGHT

Auto repair garage  
 Bank or financial institution  
 Beverage production - limited distillery  
 Beverage production - limited winery, meadery or cidery  
 Beverage production - large brewery  
 Beverage production - microbrewery  
 Billboard (on its own lot)  
 Business services establishment  
 Commercial indoor recreation use  
 Convenience store  
 Crop farming  
 Day-care center, adult  
 Essential services  
 Forestry  
 Gasoline service station  
 Governmental and emergency services facility  
 Hotel or motel  
 Manufacturing, light  
 Medical or dental clinics and laboratories  
 Medical marijuana dispensary

Membership club, lodge or fraternal organization  
 Mixed-use building  
 Office, professional  
 Outdoor industrial storage/supply yard  
 Plant nursery  
 Public park/recreation  
 Research, development, engineering or testing laboratory  
 Restaurant, sit-down  
 Retail establishment  
 Self-storage development  
 Taxi, bus, or train terminal  
 Truck stop  
 Truck, rail or freight terminal  
 Warehouse/logistics use  
 Wholesale establishment

##### CONDITIONAL USES

Geothermal energy system  
 Hospital  
 Planned development  
 School, commercial

##### SPECIAL EXCEPTIONS

Comparable commercial uses not

specifically listed  
 Comparable industrial uses not specifically listed  
 Wireless communications facility, tower-based

##### **ACCESSORY USES**

##### PERMITTED BY RIGHT

Accessory use and structure which are clearly customary and incidental to a permitted principal use  
 Bus shelter  
 Commercial/industrial outdoor storage or display  
 Crematorium  
 Food truck  
 Keeping of pets  
 Satellite dish antenna or satellite antenna  
 Solar energy system, small  
 Temporary structure or use  
 Wind energy system, small

##### SPECIAL EXCEPTION

Heliport  
 Wireless communications facility, nontower