

Land Use Settings

INDUSTRIAL

The 'Industrial' land use setting includes property that is zoned 'Light Industrial' and 'Heavy Industrial'. Potential land uses are described in detail as follows:

Light industrial uses are oriented to industries that are less impactful to surrounding land uses, require lighter utility use, cleaner in operations and emissions, and located in areas that are easily accessible by large vehicles. These are important land uses that assist the City to diversify its economy with new and renovated industrial properties.

Uses include processing, warehousing and manufacturing of goods, research and development, flex space (office/warehouse/shop) development, wholesaling, distribution, general agricultural crop farming and animal husbandry, laboratory, lumber sales, nurseries, petroleum storage, indoor entertainment/amusement/recreation/sporting, automobile sales and service, restaurant, truck stop, drive-in theater, construction trade sales office, landscape/horticultural center/services, animal hospital, plant laundry facility, cold storage lockers, motel, printing and publishing, etc.

Heavy Industrial land uses are generally more impactful to the environment and surrounding land uses. They have a potential to affect the public health and safety due to sound, odors, vibrations. Businesses should be located away from residential development and designed where they will have minimum impact to surrounding land uses.

Uses include general agricultural, crop production, livestock sales, animal husbandry, plant nurseries, cemetery/mausoleum, automobile/truck/RV/bus parking/sales/terminal, freight transfer, manufacturing, warehousing, restaurant, printing and publishing, heavy/large equipment sales, laboratory, lumber yard, etc. These uses may be best suited along railroad and major highways. Special permits may be required for users which prove incompatible with surrounding uses only when these uses can mitigate any adverse effects. In all cases, screening, landscaping, and legal access are required.