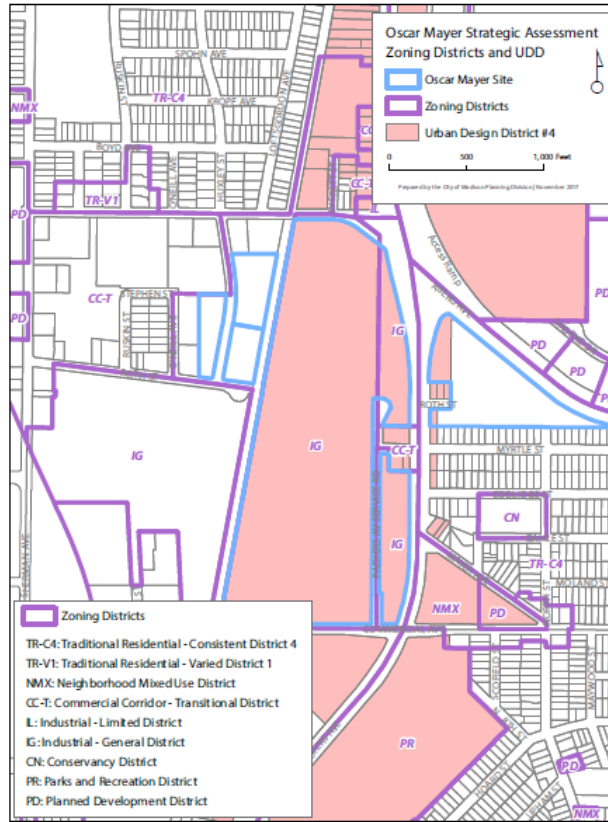


# ZONING OF OSCAR MAYER AREA

## ZONING MAP



## IG (INDUSTRIAL GENERAL) DISTRICT - EXCERPTS FROM THE ZONING CODE

### **28.89 INDUSTRIAL - GENERAL DISTRICT.**

#### (1) Statement of Purpose.

This district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. General Industrial districts should be located for convenient access for existing and future arterial thoroughfares and railway lines and may be separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

The IG district is also intended to:

- (a) Provide a variety of flexible sites for small, local or start-up businesses, as well as sites for large national or regional enterprises.
- (b) Discourage proliferation of highway-oriented commercial uses that reduce the land area available for development or expansion of employment uses.

- (c) Facilitate preservation, development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood, corridor or special area plans.
- (2) Permitted and Conditional Uses.  
See Table 28F-1 for a complete list of allowed uses within the employment districts.

**28.82 EMPLOYMENT DISTRICT USES.**

- (1) Table 28F-1 lists all permitted and conditional uses in the employment districts.
  - (a) “P” means permitted in the districts where designated.
  - (b) “C” means allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
  - (c) “P/C” means permitted or conditional, depending on specific requirements in Supplemental Regulations, Subchapter 28J, as specified.
  - (d) “Y” means that there are specific requirements in Subchapter 28J associated with a use.

**Table 28F-1.**

	IG	Supplemental Regulations
Artist, photographer studio, etc.	P	
Insurance office, real estate office, sales office	P	
Professional office, general office	P	
Artisan workshop	P	
Bakery, wholesale	P	
Bottling plant	P	
Contractor’s yard	P	Y
Distilleries	C	
Junkyard	C	Y
Laboratories - research, development and testing	P	Y
Limited production and processing	P	
Mail order house	P	
Printing and publishing	P	
Recycling collection center, drop-off station	P	
Storage facility, personal indoor storage	C	Y
Telecommunication center	P	
Warehousing and storage	P	
Wineries	P	
Wholesale establishment	P	
Asphalt, concrete batching or ready-mix plant	C	
Brewery	P	
Concrete, asphalt and rock crushing facility	C	Y

General manufacturing	P	
Hazardous waste collection, storage or transfer	C	
Landfill	C	
Light manufacturing	P	
Lumberyard	P	
Railroad right-of-way	P	
Recycling center	P	
Waste transfer station	C	
Class 2 Collocations	P	
Electric power production and/or heating and cooling plant	P	
Electric substations	P	Y
Gas regulator stations, mixing and gate stations	P	Y
Radio Broadcast Service Facility	P	
Sewerage system lift stations	P	Y
Telecommunications towers, Class 1 Collocations, and transmission equipment buildings	P	
Water pumping stations, municipal wells	P	
Water towers and reservoirs	C	
Bus or railroad passenger depot	C	
Motor freight terminal	P	
Private ambulance service	P	
Railroad or intermodal freight yard	P	
Railroad transfer and storage tracks	P	
Railroad yard or shop	P	
Taxi or limousine business	P	
Transit station, transfer point	P	
Clinic - Health		
Hospital		Y
Medical laboratory	P	
Physical, occupational or massage therapy		
Veterinary clinic, animal hospital		Y
General retail	C	Y
Animal boarding facility, kennel, animal shelter	C	Y
Animal day care	C	Y
ATM	P	
Auction rooms	C	
Bank, financial institution		
Building materials sales	C	
Business equipment sales and services	P	
Contractor's business with showroom or workshop	P	Y
Dry cleaning plant, commercial laundry	P	
Farmers' market		Y
Food and related goods sales		
Garden center,		
Greenhouse, nursery	P	
Handgun sales	P	
Machinery equipment sales and service	P	

Mobile grocery store	P	Y
Package delivery service	P	
Photocopying	P	
Post office		
Service business	C	Y
Small appliance repair	P	
Brewpub	C	
Catering	P	
Coffee shop, tea house	C	
Nightclub	C	Y
Restaurant	C	
Restaurant-nightclub	P/C	Y
Restaurant-tavern	C	Y
Tavern	C	Y
Health/sports club		
Hotel, inn, motel		
Indoor recreation		
Lodge, private club, reception hall		Y
Outdoor recreation	C	Y
Theater, Assembly Hall, Concert Hall		
Tourist rooming house		Y
Adult entertainment establishment	P	Y
Adult entertainment tavern	P	Y
Auto body shop	P	Y
Auto service station, convenience store		Y
Auto repair station	P	Y
Auto rental		Y
Car wash		Y
Heavy-traffic vehicle sales	P	
Motorcycle and moped sales	P	
Motor vehicle salvage yard, scrap yard	C	Y
Parking exceeding maximum parking	C	
Parking facility, private	C	
Parking facility, public	P	
Storage locker (personal)	P	Y
Dwelling units in mixed-use buildings		Y
Live/work unit		Y
Multi-family dwelling		Y
Residential building complex		Y
Single-family attached dwelling (> 8 dwelling units)		Y
Assisted living facility, congregate care facility, skilled nursing facility		Y
Cohousing Community		Y
Community living arrangement (> 8 residents)		Y
Daytime shelter		Y
Housing cooperative		Y
Mission house		Y

Archival facilities, publicly-owned	P	
Colleges and universities		
Community Event	P/C	Y
Counseling, community services organization		
Day care center	C	Y
Library, museum		
Parks and playgrounds	P	
Place of worship		Y
Public safety or service facilities	P	
Recreation, community, and neighborhood centers		
Schools, arts, technical or trade	C	Y
Schools, public and private		Y
Training facilities, military or public safety	C	
Agriculture - Animal husbandry	P	
Agriculture - Cultivation	P	
Community garden	P	
Keeping of chickens	P	Y
Keeping of honeybees	P	Y
Market garden	C	Y
Accessory building and structures	P/C	Y
Accessory mission house		Y
Accessory retail alcohol sales	P	
Caretaker's dwelling	P	Y
Composting	P	
Day care home, family		Y
Emergency electric generator	P	
Farmers' market	P	Y
Furniture and household goods sales		
Heliport	P	
Home occupation		Y
Indoor recreation		
Keeping of chickens	P	Y
Outdoor display	C	Y
Outdoor cooking operation	P/C	Y
Outdoor eating area associated with food & beverage establishment	C	Y
Outdoor recreation	C	Y
Outdoor storage	P	Y
Parking of trucks and heavy equipment accessory to an allowed use	P	
Portable storage units		Y
Showroom accessory to allowed use	P	
Solar energy systems	P	Y
Temporary buildings for storage of construction materials and equipment	P	Y
Temporary outdoor events	P/C	Y
Towing and wrecker service business	P	Y

Vehicle access sales and service windows	P	Y
Walk-up service windows	P/C	Y
Wind energy systems	C	Y