

INDUSTRIAL ZONING

There are 3 types of Industrial-zoned properties: CI, LI and GI. A simple comparison of these three zonings is impossible, however, because they all allow an extremely broad variety of uses and have significant overlaps in permitted uses between them.

The following general observations may be useful:

CI - Commercial Industrial. The zoning code says, "This district is intended for industrial, office and business uses of a moderate scale and intensity."

CI appears to have the broadest mix of allowable uses, including factories and large-scale repair shops for equipment, car washes, towing & storage facilities, as well as retail, services, shopping centers, nursing homes/assisted living, libraries, assembly halls, etc. that do not typically come to mind when thinking of "Industrial" zoning. Because of this mix of workers and retail customers, both car traffic and truck traffic could be extensive.

LI - Light Industrial. The zoning code says, "This district is intended to permit a mix of light manufacturing, warehousing and service uses." and adds:

"Retail sales are permitted ... where the product is produced or warehoused on site. Other retail sales or service uses are permitted ... provided that they are integrated into the overall project and shall not exceed 2,000 square feet."

LI has the shortest list of allowable uses. There are fewer "heavy manufacturing" uses than either CI or GI, and large-scale petroleum product storage is not permitted. There did not appear to be anything allowed in LI that was not also allowed in CI and/or GI.

GI - General Industrial. The zoning code says, "This district is intended for industrial uses of a larger scale or more intensive processing with large areas of unenclosed storage, which may generate substantially more impact on surrounding properties," and adds:

"Retail sales are permitted ... where the product is produced or warehoused on site. Other retail sales or service uses are permitted ... provided that they are integrated into the overall project and shall not exceed 2,000 square feet."

The part about retail sales is the same for LI and GI. However, GI does allow some heavy manufacturing and higher-impact uses like smelting & refining, metal forging, and tire manufacturing that aren't allowed in CI, but for the most part the "industrial" part of GI and CI are nearly identical. Except for mixed use centers, however, institutional uses (assembly halls, hospitals, libraries, etc.) are not permitted in GI. Because there are no institutional uses, traffic will likely be mostly large trucks.