

## **5-10: I-1 INDUSTRIAL ZONE**

### **C. PERMITTED CONDITIONAL USES**

In the I-1 zone the following buildings, structures, and uses of land shall not be permitted by the Zoning Administrator unless approval of a conditional use permit has been authorized in accordance with the zoning ordinance by the designated reviewing agency.

1. A building or facility for the processing, manufacture and storage of chemical elements or chemical compounds, which the Board of Adjustment has approved as a special exception according to the provisions of zoning section 7-21, provided:
  - a. The standards of the Uniform Fire Code are met as certified by the County Fire Marshal;
  - b. An inventory of hazardous materials, a scaled plot plan of their locations, and a brief explanation of the hazards involved are submitted for use by public safety officials; and
  - c. An annual business license is obtained.
2. A building or facility for the refining and processing of petroleum and related products, which the Board of Adjustment has approved as a special exception according to the provisions of zoning section 7-21.
3. A building or facility for the slaughtering and processing of livestock or poultry, which the Board of Adjustment has approved as a special exception according to the provisions of zoning section 7-21.
4. A building or facility for the smelting, refining, and processing of ferrous and nonferrous metals, which the Board of Adjustment has approved as a special exception according to the provisions of zoning section 7-21.
5. Delete
6. A sanitary landfill, and any ancillary trucking, grinding, compacting or similar facility on the same site as the landfill, which the Board of Adjustment has approved as a special exception according to the provisions of zoning section 7-21.
7. A water treatment plant or sewage treatment plant which the Board of Adjustment has approved as a special exception according to the provisions of zoning section 7-21.
8. A one-family caretaker dwelling which the Board of Adjustment has approved as a special exception according to the provisions of zoning sections 3-33 and 7-21, subject to the limitation that the primary use to which the caretaker dwelling pertains is an industrial use listed in zoning sections 5-10-B-1 through 5-10-B-16 or 5-10-C 1 through 5-10-C-5.
9. A helicopter pad, landing strip, flying field, or airport (including terminal and aircraft storage facilities) which the Planning Commission has issued a conditional use permit according to the provisions of zoning sections 3-46 and 7-24-D.

10. A public park facility which the Planning Commission has approved in a public park and issued a conditional use permit according to the provisions of zoning sections 3-48 and 7-24-D.
11. A landscape park recreational facility which the Planning Commission has approved in a landscape park and issued a conditional use permit according to the provisions of zoning sections 3-49 and 7-24-D.
12. An electric power transmission line over 69 kv capacity (and rights-of-way and substations) when granted a conditional use permit by the County Commission according to the provisions of zoning section 3-45.
13. A gas transmission line having a design pressure of 600 psi or more, or a pipe diameter of 16" or more (and rights-of-way and regulating stations) when granted a conditional use permit by the County Commission according to the provisions of zoning section 3-45.
14. A water transmission line having a capacity greater than 200 cubic feet per second (and rights-of-way) when granted a conditional use permit by the County Commission according to the provisions of zoning section 3-45.
15. A planned subdivision which has been granted a conditional use permit and plat approval