

5-13 Regulations for Zoning District I-1, Industrial District

5-13.1 Intent.

The intent of the I-1 district is to encourage the clustering of industries in areas in the county where the principal use of land is reserved for industrial operations which may create some nuisance and therefore are not compatible with residential or commercial service areas.

5-13.2 Permitted Uses (also identified in Table of Uses Permitted by District, Sec. 5-14).

The following table lists Permitted uses (P) through administrative review, uses permitted by Special Exception (SE), and uses permitted by Conditional Use Permit (CUP). Refer to Article 14 – Administrative Procedures Sections 14-16 through 14-23 for procedures related to Special Exceptions (SEs) and Conditional Use Permits (CUPs). **(Revise as needed once Art 14 is revised and reorganized.)**

The Zoning Administrator may permit similar uses by written determination if the Administrator determines that nature of the use is essentially the same as the listed use and that the impacts are no greater. **Uses not specifically defined may be permitted by a Conditional Use Permit.** The uses are subject to all other applicable requirements contained in the ordinance. Certain uses have additional, modified or more stringent standards listed in Article 9 Supplementary Use Regulations.

No building or structure shall be erected, added to, structurally altered, or land use be established or changed in use without a permit issued by the Administrator.

Permitted Uses	Supplemental Regulations	P	SE	CUP
Agricultural, Animal, and Outdoor				
Agriculture				
Aquaculture facility		√		
Forestry operation		√		
Animal				
None permitted				
Outdoor				
None permitted				
Civic and Institution Uses				
<u>Fire and/or EMS company stations</u>		√		

Permitted Uses	Supplemental Regulations	P	SE	CUP
Park or natural area		√		
Public buildings		√		
Schools, private and post-secondary			√	
Commercial Products & Services (commercial)				
Adult business				√
Automobile/vehicle storage		√		
Automobile impound facility		√		
Micro beverage production establishment		√		
Office, general		√		
Parking lots or structures		√		
Sales, retail/ wholesale, outdoor		√		
Vehicle and engine repair/service		√		
Commercial Products and Services (commercial) Lodging				
None permitted				
Industrial & Utilities				
Industrial				
Airport, commercial				√
Contractor storage yards		√		
Industry, light		√		
Industry, medium		√		
Industry, heavy				√
Junkyard / landfill				√
Manufacturing, craft		√		
Manufacturing, extractive				√
Manufacturing, food & beverage		√		
Mine, surface mineral				√
Mini-warehouse		√		
Organic waste recycling facility		√		
Recycling facility, indoor		√		
Recycling facility, outdoor		√		
Sawmills		√		
Seafood processing plant		√		
Truck and freight terminals		√		
Warehouse & distribution		√		
Utilities				
Commercial communication facility, major	9-xx		√	

Permitted Uses	Supplemental Regulations	P	SE	CUP
<u>Commercial communication facility, minor</u>	<u>9-xx</u>	√		
Solar energy facility, large-scale	9-28	√		
<u>Solar energy facility, small-scale</u>	<u>9-28</u>	√		
Solar energy facility, utility -scale	9-28			√
<u>Utilities</u>		√		
Wind energy facility		√		
Residential				
None permitted				

5-13.3 Minimum Lot Area and Maximum Density.

(a) Lot size:

- (1) Minimum lot area: One (1) acre (or as specified in Article 9 Supplementary Regulations for specific uses)
- (2) Minimum frontage: None (or as specified in Article 9 Supplementary Regulations for specific uses). However, must have deeded access to a state road.

(b) Density:

- (1) Maximum residential density: N/A

5-13.4 Lot coverage. At least ten (10) percent of the total lot area must be in open space or other landscaped area. In the case of large developments where multiple lots are created, the ten (10) percent can be calculated for the development as a whole rather than for each individual lot.

5-13.5 Setback requirements.

	Front	Side	Rear
Principal Building	35 feet <i>See 1 below.</i>	20 feet	20 feet
Accessory Building	35 feet <i>See 1 below.</i>	5 feet <i>See 2 below.</i>	5 feet <i>See 2 below.</i>

1 - For lots located along Route 17 see Article 6A Highway Corridor Development District for additional setback requirements.

2 - Setback may be reduced if waived by the Gloucester County Building Official based on fire code.

(a) Additional Setback Regulations:

1. For nonconforming lots of record see Section 10-3 Nonconforming lots of record.
2. There is no setback requirement for fences, however fences on corner lots must comply with General Development Regulations “Visibility at Intersections” section x-xx and fences within the Highway Corridor Overlay District must comply with Article 6A Highway Corridor Development District setbacks. **(confirm we don’t want fences in the 50’ setback area of HCDD).**
3. Architectural projections, as defined in Article 2, shall be considered parts of the building to which attached and shall not project into the required minimum front, side, or rear yard and shall comply with the requirements of the Virginia Uniform Statewide Building Code.

5-13.6 Building Requirements.

(a) Maximum building footprint and height

	Maximum Footprint	Maximum Height
Principal Building	None	65 feet
Accessory Building	None	65 feet

5-13.7 Other Requirements

- (a) Highway Corridor Development District. For lots located along Route 17 additional requirements apply. See Article 6A Highway Corridor Development District.

- (b) General Development Standards. See Article 11 General Development Standards for requirements related to Screening and Buffering, Off-Street Parking and Loading Facilities, and Signs.
- (c) **Development and use activities shall not result in the destruction, loss, or damage of a natural, scenic, or historic features listed on the national or state register of historic places.**

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