



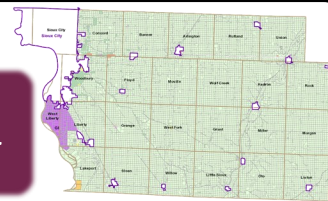
PLANNING AND ZONING

WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT

www.woodburycountyiowa.gov/community_economic_development

GENERAL INDUSTRIAL (GI)

Provide for the orderly development of heavy commercial, warehousing and limited industrial uses. Appropriate sites should have excellent infrastructure especially transportation access via highways.



ALLOWED USES

Trade, Entertainment, Hospitality, Recreation, etc.

- » Adult Entertainment (defined Sec. 6.02)
- » Adult Products (defined Sec. 6.02)
- » Motor Vehicle Fuels

Industrial

- » Air Freight Terminals
- » Automotive Parts Remanufacturing
- » Cold Storage Plants
- » Construction Contractor Yards
- » Fertilizer Storage/Distribution/Application

Industrial Uses Continued

- » Freight Storage, General Warehousing
- » Fuel & Lubricant Distributors
- » Grain Terminals & Elevators
- » Household Moving & Storage
- » Intermodal Freight Transfer Facilities
- » Mail Processing Center
- » Parcel Delivery Services
- » Personal Storage Facilities
- » Portable Toilet Storage & Cleaning
- » Printing & Publishing

Industrial Uses Continued

- » Research & Development Laboratories
- » Retail Store Inventory Storage
- » Sand & Gravel Storage
- » Truck Terminal (Non-Home Occupation)
- » Wholesale Distribution Centers

Transportation, Communication, & Public Services

- » Antennas on Existing Structures
- » Utility Substations

CONDITIONAL USES

The following uses must first be reviewed by the Zoning Commission and APPROVED by the Board of Adjustment through the Conditional Use Permit Application Process.

Trade, Entertainment, Hospitality, Recreation, etc.

- » Campgrounds
- » RV Park

Industrial

- » Automotive Salvage & Wrecking
- » Truck Stops
- » Vehicle Towing Services
- » Animal Food Processing (Livestock Feeds)
- » Animal Food Processing (Pet Foods)
- » Apparel & Textile Manufacturing
- » Art, Jewelry & Toy Production
- » Chemical Manufacturing
- » Ethanol Fuel Distilling
- » Bakery, Commercial

Industrial Continued

- » Dairy Processing
- » Grain Processing
- » Meat Processing
- » Other Food Processing
- » Aggregate Crushing & Screen (Temporary)
- » Asphalt Mixing (Temporary)
- » Concrete Mixing (Temporary)
- » Lumber & Wood Products Manufacturing
- » Metal Products Manuf. (Plating & Enameling)
- » Machinery Manufacturing
- » Prefabricated Structure Manufacturing
- » Tire Retreading
- » Wood Working & Cabinetry
- » Borrow Pits for Earth Materials
- » Gravel & Stone Quarries
- » Chemical & Gas Bulk Storage
- » Recycling Operations (Scrap Metal)
- » Rendering Plants
- » Sanitary Landfill
- » Waste Composting
- » Waste Incineration

Transportation, Communication & Public Services

- » Rail Switch Yards, Equipment Repair & Maintenance
- » Electric Wind Generator (Private Use)
- » Electrical Energy Generation (Not Inc. Wind)
- » Electrical Energy Wind Generation (Commercial)
- » Pipeline Terminals, Pumping Stations, etc.
- » Pipelines
- » Public Storage Garage
- » Rail Lines
- » Sewage Lagoon
- » Sewage Treatment for Subdivision
- » Sewage Treatment Plants
- » Telecommunication Towers
- » Water Storage Tanks

ZONING DISTRICT DIMENSIONAL STANDARDS

Minimum Lot Area

- » 3 Acres (excludes ROW)

Minimum Lot Width

- » 60 FT

Front Yard Setback

- » 50 FT

Side Yard Setback

- » 10 FT

Corner Side Yard Setback

- » 50 FT

Rear Yard Setback

- » 10 FT

Maximum Height

- » No maximum

ACCESSORY USES

Signs

- » On-Premise

RESTRICTIONS

- » Floodplain Restrictions (if applicable)

