

## DIVISION 3. - INDUSTRIAL DISTRICTS

### Sec. 36.2-320. - Purposes of the I-1 and I-2 Districts.

- (a) The purpose of the I-1 District is to provide for a range of wholesale, warehousing, distribution, storage, repair and service, assembly or processing, fabrication or manufacturing, accessory commercial and office uses, intensive commercial uses, and other types of uses such as flex space. The regulations of the I-1 District are intended to mitigate conflict between adjacent uses within the district and to protect neighboring nonindustrial districts and uses.
- (b) The purpose of the I-2 District is to provide for a range of intensive industrial uses, including manufacturing, assembly, fabrication, bulk storage, and processing as well as limited, closely related support commercial uses. The I-2 District regulations are intended to protect other districts from the potentially harmful effects of permitted I-2 uses.

(Ord. No. 39122, § 1, 5-16-11)

### Sec. 36.2-321. - Purpose and applicability of the AD District.

- (a) The purpose of the AD District is to permit and encourage the development of uses dependent on or related to air transportation in the areas in and around the Roanoke Regional Airport. Such uses support airport functions, are dependent on air transportation, are unlikely to pose a threat to flights or airport operations, or are less sensitive to airport operations than most commercial or industrial uses. The AD District is intended to provide space for the efficient layout and operation of Roanoke Regional Airport, including facilities for commercial airline operations, air cargo, general aviation, and an appropriate range of retail and service uses that serve airport customers, and to permit transportation-related and operations-related activities, large-scale research and development and office uses, and certain manufacturing uses in the immediate vicinity of the airport that are compatible with or supportive of the airport facilities whether or not directly airport related.
- (b) Applicability.
  - (1) The AD District shall apply to those properties owned by the Roanoke Regional Airport Commission and certain properties immediately adjacent to and in the vicinity of the airport that should be used for airport-supportive or airport-related uses.
  - (2) The development of properties in the AD District that are owned by the Roanoke Regional Airport Commission and are contiguous to one another shall be exempt from the following regulations:

- (A) The dimensional standards set forth in Section 36.2-323;
- (B) The sign regulations set forth in Article 6, Division 6, of this chapter; and
- (C) The landscaping and screening regulations set forth in Article 6, Division 4, of this chapter.

(3) Nothing in this Subsection shall be construed to exempt properties owned by the Roanoke Regional Airport Commission that are located within the AD District from the zoning amendment procedures and zoning permit requirements as set forth in Sections 36.2-540 and 36.2-522.

(Ord. No. 39122, § 1, 5-16-11)

Sec. 36.2-322. - Use table for industrial districts.

District	I-1	I-2	AD	Supplemental Regulation Section
<i>Residential Uses</i>				
Dwelling, single-family detached	S			
Dwelling, two family	S			
Dwelling, multifamily	S			
Dwelling, townhouse or rowhouse	S			<u>36.2-431</u>
<i>Accommodations and Group Living Uses</i>				
Hotel or motel			P	
<i>Commercial Uses: Office and Related Uses</i>				
Business service establishment, not otherwise listed	P			

Employment or temporary labor service	P			
Financial institution	P		P	
Laboratory, dental, medical, or optical	P	P	P	
Laboratory, testing and research	P	P	P	
Office, general or professional	P			
<i>Commercial Uses: Miscellaneous</i>				
Animal hospital or veterinary clinic, no outdoor pens or runs	P			
Animal hospital or veterinary clinic, with outdoor pens or runs	S			
Caterer, commercial	P			
Drive-through facility	P			<u>36.2-409</u>
Kennel, no outdoor pens or runs	P			
Kennel, outdoor pens or runs	S			
Live-work unit	S			<u>36.2-416</u>
Mixed-use building	S			<u>36.2-416</u>
Outdoor advertising sign	P	P		<u>36.2-675</u>
Pet crematorium	P			

Studio/multimedia production facility	P			
<i>Commercial Uses: Retail Sales and Service</i>				
Bakery, confectionary, or similar food production, retail	P			
Building supplies and materials, retail	P		P	
Car wash, not abutting a residential district	P			<u>36.2-406</u>
Car wash, abutting a residential district	S			<u>36.2-406</u>
Commercial motor vehicle rental establishment	P			
Commercial motor vehicle sales and service establishment, new	P			<u>36.2-407</u>
Commercial motor vehicle sales and service establishment, used	P			<u>36.2-407</u>
Contractor or tradesman's shop, general or special trade	P	P		
Dry cleaning plant or commercial laundry	P			
Gasoline station	P			<u>36.2-411</u>

General service establishment, not otherwise listed	P			
Lumberyard	P	P		
Manufactured or mobile home sales	P			
Motor vehicle rental establishment, without inventory on-site	P		P	
Motor vehicle rental establishment, with inventory on-site	P		P	
Motor vehicle repair or service establishment	P	P		<u>36.2-419</u>
Nursery or greenhouse, commercial	P			
Recreational vehicle or boat sales	P			
Retail sales establishment, not otherwise listed	P		P	
Storage building sales	P			
<i>Industrial Uses</i>				
Asphalt or concrete plant		S		
Bakery, confectionary, or similar food production, wholesale	P	P		
Borrow or Fill Site	S	S	S	36.2-405.1
Biosolids field		S		

Building supplies and materials, wholesale	P	P	P	
Commercial printing establishment	P	P	P	
Composting facility	S	S		<u>36.2-407.2</u>
Contractor's shop, heavy construction	P	P		
Dairy products, processing, bottling, and wholesale distribution	P	P		
Electrical component assembly, wholesale distribution	P	P	P	
Fuel oil distribution	S	P		
Fueling station, commercial or wholesale	P	P		
Junkyard	S	S		<u>36.2-414</u>
Manufacturing: Beverage or food processing, excluding poultry and animal slaughtering and dressing	P	P		
Manufacturing: Chemical, refining or processing, including the manufacture, refining or processing of ammonia, bleach, bluing, calcimine, chlorine, corrosive acid or alkali, dyes, fats, fertilizer, gutta percha, gypsum, lampblack, oils,		S		

oxygen, paints, plaster of Paris, potash, rubber, shellac, tar, turpentine, vinegar, yeast				
Manufacturing: Chemical, refining or processing, not otherwise listed in this table	P	P		
Manufacturing: General, not otherwise listed in this table	P	P	P	
Manufacturing: Steel or metal production, fabrication, or processing	S	P	P	
Manufacturing: Wood products, including the shredding or grinding of wood to create mulch.		P		
Meat packing and poultry processing		S		
Milling or feed and flour mills	S	S		
Motor vehicle or trailer painting and body repair	S	P		<u>36.2-418</u>
Outdoor storage lot	S	S	S	
Quarry		S		
Recycling center	S	S		<u>36.2-414</u>
Tire recapping		S		

Towing service	P	P		<u>36.2-430</u>
Welding or machine shop	P	P		
Workshop	P	P	P	<u>36.2-433</u>
Wrecker yard	S	S		<u>36.2-414</u>
<i>Warehousing and Distribution Uses</i>				
Distribution center, not otherwise listed	P	P	P	
Self-storage building	P	P	P	
Self-storage facility	P	P	P	
Storage of commercial motor vehicles	P	P		
Storage of motor vehicles for rental (no on-site rental or leasing facility)	P		P	
Tank farm, petroleum bulk station and terminal, or other aboveground storage of flammable liquids		S		
Warehouse	P	P	P	
<i>Assembly and Entertainment Uses</i>				
Amphitheatre	P		P	
Amusement, commercial, outdoor	P			



Eating establishment	P		P	
Eating and drinking establishment, abutting a residential district	P	P	P	
Eating and drinking establishment, not abutting a residential district	P		P	
Entertainment establishment, abutting a residential district	P		P	
Entertainment establishment, not abutting a residential district	P		P	
Go-cart track	S			
Health and fitness center	P	P	P	
Microbrewery or microdistillery	P	P	P	
Paintball facility, outdoor	S			
Park or playground	P	P	P	
Recreation, indoor	P			
Recreation, outdoor	P	P	P	
Theater, movie or performing arts	P	P	P	
<i>Public, Institutional, and Community Uses</i>				
Artist studio	P			
Community garden	P	P	P	<u>36.2-407.1</u>

Educational facilities, business school or nonindustrial trade school	P		P	
Educational facilities, industrial trade school	P		P	
Educational facilities, school for the arts	P	P	P	
Fire, police, or emergency services	P		P	
Government offices or other government facility, not otherwise listed	P		P	
Military reserve or National Guard center	P		P	
Post office	P		P	
Supply pantry	P			
Training facility for police, fire, or emergency services	P		P	
<i>Transportation Uses</i>				
Airport or airport-related commercial and personal service uses			P	
Bus maintenance, including repair and storage	P	P		

Limousine service	P	P	P	
Motor freight terminal or truck terminal	P	P	P	
Parking lot facility			P	
Parking, off-site	P	P	P	<u>36.2-652</u>
Railroad freight yard, repair shop, and marshalling yard		P		
Taxicab business	P	P	P	
Transit station	P			
<i>Utility Uses</i>				
Broadcasting studio or station	P			
Broadcasting tower	S	S		<u>36.2-432</u>
Hazardous materials facility		S		
Utility distribution or collection, basic	P	P	P	
Utility distribution or collection, transitional	P	P	S	
Utility generation or treatment		P		
Utility maintenance and service facility	P	P		

Wireless telecommunications facility, small cell on existing structure	P	P	P	<u>36.2-432</u>
Wireless telecommunications facility, stealth	P	P	P	<u>36.2-432</u>
Wireless telecommunications facility, not otherwise listed	S	P	S	<u>36.2-432</u>
<i>Agricultural Uses</i>				
Agricultural operations	P	P	P	
Animal shelter	P	P		
<i>Accessory Uses</i>				
Accessory uses, not otherwise listed in this Table	P	P	P	<u>36.2-403</u>
Electric Vehicle Charging Station	P	P	P	<u>36.2-403</u>
Outdoor recreation facility lighting or sports stadium lighting	S	S	S	<u>36.2-403</u>
Outdoor storage	P	P	P	<u>36.2-423</u>
Portable storage container	P	P		<u>36.2-403</u>
Recycling collection point	P			<u>36.2-403</u>
Resident manager apartment	P	P		<u>36.2-403</u>
Temporary health care structure				

Solar Energy System	P	P	P	<u>36.2-403</u>
Wind turbine, commercial	P	P		<u>36.2-403</u>
Wind turbine, small	P	P	P	<u>36.2-403</u>

"P" indicates a use permitted as of right.

"S" indicates a use permitted only by special exception.

A blank cell indicates the use is not permitted; any use not listed in this table is not permitted in industrial districts.

(Ord. No. 39122, § 1, 5-16-11; Ord. No. 39495, § 1, 9-4-12; Ord. No. 40088, § 1, 10-20-14; Ord. No. 40296, § 1, 7-6-15; Ord. No. 40710, § 1, 12-5-16; Ord. No. 41173, § 1, 6-18-18; Ord. No. 41370, § 1, 1-22-19; Ord. No. 41817, § 1, 7-20-20; Ord. No. 41918, § 1, 11-16-20; Ord. No. 42205, § 1, 11-15-21)

Sec. 36.2-323. - Dimensional regulations for industrial districts.

		I-1	I-2	AD
Lot area (square feet)	Minimum	10,000	20,000	20,000
	Maximum	None	None	None
Lot frontage (feet)	Minimum	100	100	100
	Maximum	None	None	None
Front yard (feet)	Minimum	0	0	0
	Maximum	None	None	None
Side yard minimum (feet)		0	0	0

Rear yard minimum (feet)		0	0	0
Accessory structure minimum setback from rear and side lot lines (feet)		0	0	0
Height maximum (feet)	Property abutting a residential district	1 foot for each foot of setback from any abutting residential lot		
	Property not abutting a residential district	None		
Floor area ratio maximum		2.0	2.0	2.0
Impervious surface ratio maximum (percentage of lot area)		90	90	70
Minimum parking requirement applies		No	No	No
Minimum tree canopy (percentage of lot area)		10%	10%	0%
<p>A numeric entry means the dimension shall apply based on the unit of measurement indicated.</p> <p>"Yes" means the requirement applies.</p> <p>"No" means the requirement does not apply.</p> <p>"None" means there is no requirement.</p>				

