

City of Unity

Section 5A.010 Purpose.

Exhibit A

The Industrial (I) Zone is intended to provide areas where manufacturing, processing, warehousing and other industrial uses can effectively operate while at the same time, regulations protect the health, safety and welfare of the public, address environmental concerns and implement the Comprehensive Plan.

Section 5A.020 Classification of activities:

1. Land use activities are classified into categories on the basis of common functional, product or compatibility characteristics. These characteristics include the type of activity, customer, goods or services, and site factors. These categories further provide a systematic basis for assignment of activities to zones based on the goals and policies of the Comprehensive Plan.
2. Only activities which can be assigned to the categories set forth in Section 5A.030 herein may be conducted in the Industrial Zone. Activities or firms not clearly belonging to a category and not prohibited in the Industrial Zone shall be conditional uses.
3. A firm containing more than one separate activity shall be assigned to a category based on the firm's primary business activity, however each activity, whether primary or not, shall require approval from council for that activity if listed in Section 5A.040.

Section 5A.025 Allowed Uses:

Activities which are classified in the categories set forth in Section 5A.030 are allowed as outright uses in the Industrial Zone, unless the particular activity or use is listed in 5A.040 as a conditional use. In that event, the activity is allowed only if approval is first obtained. Those uses which are prohibited in the Industrial Zone are set forth in Section 5A.050 within.

Section 5A.030 Categories of Allowed Uses:

In the Industrial Zone, the following categories of uses are permitted as either outright or conditional uses:

1. Industrial Product Sales:

- A. Characteristics: Firms are involved in the sale, rent or lease of products intended for industrial or commercial users. Sales may be wholesale or retail. Emphasis is on-site sales or order taking and may include display areas. Products may be delivered to the customer.

