

ARTICLE XVII
ICI Intense Commercial/Industrial District
[Amended 4-6-2020 by Ord. No. 2020-004]

§ 195-100. Intent.

These provisions apply to areas that can be developed for a variety of storage, warehousing, intense commercial and light industrial operations or similar uses, by the provisions of the adopted Callahan Comprehensive Plan and the Town's land development regulations. These regulations will permit the normal operations of intense commercial and light industrial uses in a manner that will not be harmful to surrounding land uses. Industrial uses should be located in close proximity to Callahan's major thoroughfares (US 1, 301, SR200/A1A) and railway facilities. Industrial uses shall be designed so as not to disrupt the flow of traffic in Callahan. Planned industrial parks are encouraged within this district.

§ 195-101. Industrial uses.

Industrial uses are as follows:

- A. All permitted uses in the CH Commercial Highway District.
- B. Wholesaling, warehousing, storage or distribution establishments as listed below.
- C. Light manufacturing and processing establishments, including food processing (not slaughterhouses), packaging or fabricating.
- D. Printing, lithographing, publishing or similar establishments.
- E. Automobile service, sales and repair shops.
- F. Cabinet, upholstery, sheet metal and machine shops.
- G. Cold storage facilities.
- H. Bottling plants.
- I. Establishments manufacturing building and construction products, e.g., lumber, brick, stone and concrete.
- J. Radio and television broadcasting offices, studios, antennas and transmitters.
- K. Bus, truck, railroad or other transportation terminals, express offices and terminal facilities, telephone exchanges, repair or installation facilities and similar uses.
- L. All essential public services, including water, wastewater, gas or electrical systems, e.g., substations, lift stations, treatment plants and similar installations.

§ 195-102. Permitted accessory uses.

Permitted accessory uses shall be as follows: see § 195-38.

§ 195-103. Minimum lot requirements.

Minimum lot requirements shall be as follows:

- A. The minimum lot size will be determined by the space requirements dictated by the proposed use, the required setbacks and the number of parking spaces required by this chapter and site drainage plan.

§ 195-104. Minimum yard requirements.

Minimum yard requirements shall be as follows:

- A. Front yard: 25 feet.
- B. Side yard: 10 feet.
- C. Rear yard: 15 feet.

§ 195-105. Building restrictions.

Building restrictions shall be as follows:

- A. Structures exceeding 35 feet in height shall increase the minimum side yard by one foot for every two feet of height exceeding 35 feet. Shall not exceed 45 feet.

§ 195-106. Site plan required.

A site plan is required for all industrial development.

§ 195-107. Buffering and screening.

All industrial uses must be screened and buffered from adjacent nonindustrial land uses so that the industrial uses do not unreasonably interfere with the adjacent nonindustrial uses. Industrial uses may not be adjacent to residential uses under any circumstances.

ARTICLE XVIII
PBF Public Buildings and Facilities

§ 195-108. Intent.

It is the intent of this chapter that certain lands which are owned by federal, state or local government and are used for a purpose which is particularly and peculiarly related to governmental functions shall be placed in a Public Buildings and Facilities (PBF) District. Any lawful governmental activity is permitted upon such lands, so long as the title to the land is vested in the government and provided that any use or structure upon such land shall conform to the rules and regulations of this chapter that pertain to a similar use or structure in a nongovernmental district. Any lands in a PBF District which are converted to private ownership shall be rezoned to a district other than PBF, as lands in the PBF district are restricted exclusively to governmental functions. This provision shall not, however, be deemed to prevent the use by any government of lands located in districts other than PBF, provided that such use is in compliance with all provisions of this chapter applicable to such other districts. Conservation and recreational lands shall be included in this district, and labeled as C for Conservation and R for Recreational for clarity.