

10. Industrial – Flex Space (IF)

- a. *Purpose.* The purpose of this district is to provide space for a mix of light industrial and flex office uses such as distribution, manufacturing, and wholesale establishments that are clean, quiet, and free of hazardous or objectionable elements operated within enclosed structures.
- b. *Land Uses.*

Industrial – Flex Space (IF)			
Permitted Uses			
Automobile and Related Service			
Automobile Parking Lot (Primary Use)	Automobile / Vehicle Sales and Rental ¹	Car Wash ¹	
Civic, Institutional, and Health Care			
Governmental Service (Police, Fire, Emergency Medical Services) ¹	Hospital / Rehabilitative Care ¹	Library ¹	Medical and Diagnostic Laboratories ¹
Medical and Dental Office / Clinic ¹	Museum ¹	Public Parks and Public Recreational Facilities	Schools ¹
Commercial			
Building Materials and Hardware Store ¹	EV Charging Station	Office, General ¹	
Industrial and Manufacturing			
Manufacturing, Light ¹	Warehousing and Storage, Indoor ¹		
Transportation, Utility, and Communication			
Public Transportation Terminal ¹			
Nonresidential Accessory			
Essential Services	Vending Kiosk		
Use Standards			
Agricultural			
Farm			
Automobile and Related Service			
Automobile / Vehicle Repair and Service ¹			
Civic, Institutional, and Health Care			
Child Care Center ¹	Place of Public Assembly, Indoor ¹		

Industrial – Flex Space (IF)			
Commercial			
Gas Station ¹	Heavy Equipment Sales and Rental ¹	Repair Service ¹	Retail Sales ¹
Self-Storage, Mini-Warehouse ¹			
Industrial and Manufacturing			
Contractor's Shop ¹			
Transportation, Utility, and Communication			
Cargo Terminal ¹	Solar Energy System, Commercial ¹	Wind Energy System, Commercial ¹	
Nonresidential Accessory			
Private Utilities	Solar Energy System, Accessory	Wind Energy System, Accessory	
Temporary			
Temporary Structures			
Conditional Uses			
Commercial			
Kennel ¹			
Transportation, Utility, and Communication			
Airport and Heliport ¹	Cellular Communications Facility (CCF) ¹		
Temporary			
Special Events			
Notes:			
1. Requires a development plan to be submitted per Sec. 8.C.10, <i>Development Plan Process</i> , for the land use to be permitted.			

c. *Dimensional Standards.*

Industrial – Flex Space (IF)					
Structure Standards					
Max. Height – Primary Structure		Max. Height – Accessory Structure		Min. Dwelling Size	
45 ft.		25 ft.		N/A	
Lot Standards					
Max. Lot Coverage		Min. Road Frontage / Lot Width		Min. Lot Area	
80%		70 ft.		7,000 sq. ft.	
Setback Standards					
Primary Structure			Accessory Structure		
Min. Front Yard	Min. Side Yard	Min. Rear Yard	Min. Front Yard	Min. Side Yard	Min. Rear Yard
25 ft.	15 ft.	15 ft.	25 ft.	5 ft.	5 ft.