

Petersburg Development Code Revision

GENERAL INDUSTRIAL DISTRICT

Industrial Current Code	Lot Development Standard	General Industrial Adopted New Code
None.	Minimum Lot Size	None.
Where an industrial or commercial zone abuts or is separated by an alley from a residential zone, the commercial or industrial use shall have a setback requirement only on those sides that abut the residential zone equal to the rear yard requirement in the abutting zone.	Yard Setback	Where an industrial or commercial zone abuts or is separated by an alley from a residential zone, the commercial or industrial use shall have a setback requirement only on those sides that abut the residential zone equal to the rear yard requirement in the abutting zone.
None.	Minimum Frontage	None.
100%	Maximum Lot Coverage	100%
75'	Maximum Building Height	75'
Depends on type of use, but generally 1 space for every 2 employees	Minimum Off-Street Parking	Depends on use: 1 space for every 2 year-round employees; 1 space for every 1,000 sf of floor area
6'	Maximum Fence Height	8' – must meet sight-line requirements

Current Code	Allowable Uses	Adopted New Code
Yes	Transportation & Transshipment	Yes
Yes	Warehouses/Storage	Yes
Yes	Marinas, boat storage, repair	Yes
Yes	Seafood Processing	Yes
Yes	Manufacturing, fabricating	Yes
Yes	Retail, Offices, consumer services, restaurants	Yes
Yes	Commercial radio towers	Yes
No	Hotels, motels, RV parks	No <u>Conditional Use Permit</u>
Yes	Caretaker Dwelling	Accessory Use** Max size 1000 sf

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<u>No</u>	<u>Schools, Hospitals, Government Buildings</u>	<u>Conditional Use Permit</u>
<u>No</u>	<u>Amusement, Recreation, Theaters</u>	<u>Conditional Use Permit</u>
<u>No</u>	<u>Child Care Homes, Centers</u>	<u>Conditional Use Permit</u>
Yes	Rock Quarry	Yes
	Conditional Uses	
Conditional Use Permit	Single, two-family, and Multi-Family Dwellings	No <u>Conditional Use Permit</u>
Conditional Use Permit	Mobile Homes	No <u>Conditional Use Permit</u>
Conditional Use Permit	Mobile Home Parks	No <u>Conditional Use Permit</u>
Conditional Use Permit	Group Housing Bunkhouses/Workforce	Conditional Use Permit

* **Accessory Use.** A use or activity that is a subordinate part of a primary use and that is clearly incidental to a primary use on a site. Examples of accessory use include, but are not limited to, storage, home occupation, and other similar uses. A primary use must be established prior to accessory use.

****Accessory Structure.** A structure of secondary importance or function on a site. In general, the primary use of the site is not carried on in an accessory structure. Except for certain caretaker/watchmen dwellings under Section 2.3.200, accessory structures are detached from the primary structure. Examples of accessory structures include, but are not limited to, garages, decks, fences, membrane buildings, greenhouses, heat pumps, workshops, caretaker/watchman dwellings, warehouses, net houses, and other structures.

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