

Appendix D: Proposed Zoning Districts

ARTICLE WI-T INDUSTRIAL TRANSITIONAL DISTRICT

The WI-T District is intended to allow for the gradual transition on vacant or underutilized sites that were traditionally used for heavy manufacturing to adaptive, clean industries and business incubators. These sites are generally proximate to the downtown, have existing high capacity utility services and existing multi-modal transportation opportunities such as rail and highway access.

PERMITTED USES:

- Manufacturing, Artisan (see Special Provisions in section 11-3-38 of this title).
- Light industrial manufacturing, fabricating, processing, repairing, packing or storing facilities.
- Parcel delivery services.
- Janitorial services.
- Wireless transmission facility.
- Public utility buildings and facilities when necessary for serving the surrounding territory, excluding business offices and repair or storage facilities. A minimum of five feet of landscaped area shall surround such a building or structure.
- Building supply outlets.
- Warehousing.
- Publicly owned or operated buildings.
- Open space for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, community gardens.
- Live/Work Units
 - The exterior design of live/work buildings shall be compatible with the exterior design of commercial, industrial, and residential buildings in the area, while remaining consistent with the predominant workspace character of live/work buildings.
- Professional Offices (ground level to street level only).

CONDITIONAL USES:

- Bed and breakfast establishments (see Special Provisions in section 11-3-4 of this title).
- Any use allowed as a permitted use under the WI District.
- Business Incubator
 - Inside a business incubator facility, the following uses are permitted not to exceed 3,600 square feet of floor area:
 - Computer software