

<b>County Zoning</b>	<b>II</b>
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<b>Industrial (Light) District</b>
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<b>Minimum Lot Area</b>	
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w/ Private Sewer & Water:	43,560 sq. ft.
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w/ Public Sewer or Water:	15,000 sq. ft.
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w/ Public Sewer & Water:	15,000 sq. ft.
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<b>Minimum Street Frontage</b>	
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w/ Private Sewer & Water:	100 ft.
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w/ Public Sewer or Water:	75 ft.
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w/ Public Sewer & Water:	75 ft.
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<b>Maximum Width/Depth ratio:</b>	N/A
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<b>Setback Requirements</b>	
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Front Yard:	30 (6) ft.
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Side Yard:	10 ft.
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Rear Yard:	15 ft.
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<b>Accessory Buildings</b>	
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Side yard at Front Building Line	3 ft.
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Side yard at Rear Building Line	3 ft.
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Rear Yard:	3 ft.
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<b>Allowable Coverage and Height</b>	
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Main Building:	50 %
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Maximum Lot Coverage:	90 %
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Accessory Building Coverage:	N/A %
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Maximum Building Height:	(9) ft.
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Max Accessory Bldg. Height:	(9) ft.
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- Notes: ( )
- (1) Where the principal structure is more than 150 feet from the street, accessory buildings may be located 150 feet from the street and 25 feet from any side property line
  - (2) Where the principal structure is more than 150 feet from the street, accessory buildings may be located 150 feet from the street and 20 feet from any side property line
  - (3) Accessory buildings must be located behind the front building line
  - (4) Accessory structures may have a maximum height of 25 feet if they comply with the setback requirements for principal structures
  - (5) Principal structures : when adjoining property is zoned R-1 or R-2, 45 feet, including rooftop mechanical equipment. Maximum height may be increased provided each required side and rear yard adjoining R-1 or R-2 districts is increased 2 feet for each foot of additional foot in height over 45 feet. In all locations height is unlimited unless otherwise restricted by this ordinance
  - (6) or 20 feet if the parking is located behind the front building line
  - (7) Must be 10 feet on any one side, with a combined total on both sides of at least 25 feet
  - (8) Actual height of principal structure
  - (9) All structures: when adjoining property is zoned Residential, 45 feet, including rooftop mechanical equipment. Maximum height may be increased provided each required side and rear yard adjoining R-1 or R-2 districts is increased 2 feet for each foot of additional foot in height over 45 feet. In all locations height is unlimited unless otherwise restricted by this ordinance

**SEC. 30-61. I-1 LOW INTENSITY INDUSTRIAL DISTRICT.**

**Sec. 30-61-2. Permitted Uses.**

(A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (\*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Agricultural and Forestry Uses*

Agriculture

2. *Civic Uses*

Administrative Services

Day Care Center \*

Park and Ride Facility

Post Office

Public Maintenance and Service Facilities

Public Parks and Recreational Areas \*

Safety Services

Utility Services, Major \*

Utility Services, Minor

3. *Office Uses*

Financial Institutions \*

General Office

Laboratories

4. *Commercial Uses*

Automobile Repair Services, Major \*

Business Support Services

Business or Trade Schools

Equipment Sales and Rental \*

Laundry

Restaurant, General

Retail Sales

5. *Industrial Uses*

Custom Manufacturing \*

Industry, Type I

Landfill, Rubble \*

Recycling Centers and Stations \*

Transportation Terminal

Truck Terminal

Warehousing and Distribution

6. *Miscellaneous Uses*

Amateur Radio Tower \*

Parking Facility \*

Wind Energy System, Small\*

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (\*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Commercial Uses*

Commercial Indoor Sports and Recreation

Mini-warehouse \*

Surplus Sales

Truck Stop \*

2. *Industrial Uses*

Composting \*

Construction Yards \*

Resource Extraction \*

Transfer Station \*

3. *Miscellaneous Uses*

Aviation Facilities, Private \*

Broadcasting Tower \*

Outdoor Gatherings \*

Wind Energy System, Large \*

Wind Energy System, Utility \*