

County Zoning **I2**

Industrial (Heavy) District

Minimum Lot Area

w/ Private Sewer & Water:	43,560 sq. ft.
w/ Public Sewer or Water:	20,000 sq. ft.
w/ Public Sewer & Water:	20,000 sq. ft.

Minimum Street Frontage

w/ Private Sewer & Water:	100 ft.
w/ Public Sewer or Water:	100 ft.
w/ Public Sewer & Water:	100 ft.

Maximum Width/Depth ratio: N/A

Setback Requirements

Front Yard:	30 (6) ft.
Side Yard:	10 ft.
Rear Yard:	15 ft.

Accessory Buildings

Side yard at Front Building Line	3 ft.
Side yard at Rear Building Line	3 ft.
Rear Yard:	3 ft.

Allowable Coverage and Height

Main Building:	75 %
Maximum Lot Coverage:	90 %
Accessory Building Coverage:	N/A %
Maximum Building Height:	(9) ft.
Max Accessory Bldg. Height:	(9) ft.

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. 30-62. I-2 HIGH INTENSITY INDUSTRIAL DISTRICT.

Sec. 30-62-2. 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*
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

5. *Industrial Uses*

Construction Yards *

Custom Manufacturing *

Industry, Type I

Industry, Type II

Landfill, Rubble *

Meat Packing and Related Industries

Railroad Facilities

Recycling Centers and Stations *

Scrap and Salvage Services *

Transfer Station *

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. *Civic Uses*

Correctional Facilities

2. *Commercial Uses*

Commercial Indoor Sports and Recreation

Fuel Center *

Mini-warehouse *

Surplus Sales

Truck Stop *

3. *Industrial Uses*

Asphalt Plant *

Composting *

Industry, Type III

Resource Extraction *

4. *Miscellaneous Uses*

Aviation Facilities, Private *

Broadcasting Tower *

Outdoor Gatherings *

Wind Energy System, Large *

Wind Energy System, Utility *