

ARTICLE 13 I-2 GENERAL INDUSTRIAL DISTRICT

13.01 INTENT

The purpose of this district is to provide for industrial and other uses that, by virtue of their external effects, should be isolated or have a high degree of separation from residential and non-compatible use(s). These uses should be provided for in areas that are best suited for industrial development by reasons of location, topography, soil conditions, and availability of adequate utilities and transportation systems.

13.02 PERMITTED PRINCIPAL USES

- A. Any principal permitted use permitted in the I-1, Light Industrial District.
- B. General manufacturing activities normally associated with industrial parks or research and development parks.
- C. Automotive wrecking, junk or salvage yard, if in a completely enclosed with in an opaque fence structure or in an enclosed building.
- D. Automotive or automotive parts, farm implement assembly or manufacture.
- E. Machine shops, steel fabricating shops, and metal working shops.
- F. Emery cloth or sandpaper manufacturing.
- G. Flour or grain mills and production of food related products.
- H. Glass products, pottery, figurines, or manufacture of similar products.
- I. Wholesale storage of petroleum, propane, diesel, gasoline, oil, bio-diesel and ethanol related products.
- J. Wire or rod drawing, nut, screw or bolt manufacture.
- K. The Board of Appeals may allow any use similar in character to one of the specified uses listed above, if such use is equal in harmony with the character of a permitted use within the district.
- L. Auction house, when completely enclosed in a building.

13.03 ACCESSORY USES

Those uses which are customarily accessory to the above uses.

13.04 CONDITIONAL USES

The following uses may be permitted by the Board of Appeals upon application and approval of a conditional use permit under the provisions of Section 22.08 and 22.11.

- A. Asphalt or asphalt products manufacture or refinishing.
- B. Butchering or processing of meat or meat related products intended from human consumption.
- C. Plastic products manufacture or storage.
- D. Cement products, cement, lime, gypsum or plaster manufacture.
- E. Chemical compounds manufacture.
- F. Crematory.
- G. Distillation and processing of ethanol and ethanol by-products.
- H. Fertilizer and compost manufacture or storage.
- I. Solid waste, sanitary landfill, incinerator site, or construction demolition debris sites.
- J. Paint, linseed oil, shellac, turpentine, lacquer or varnish manufacture.
- K. Reading mix concrete batching plants.
- L. Reclamation of industrial wastes but not within 1,000 feet of any residential district.
- M. Rock crushing, mining and sale of limestone and related quarry activities.
- N. Sand and gravel extraction.
- O. Sexually Oriented Business: Subject to the terms and conditions of Section 22.11 herein.
- P. Truck Plazas, truck stops or other related uses, which may involve overnight stay and support uses.

Q. Any other use not previously permitted anywhere in this Resolution that, in the opinion of the Board of Appeals, will perform a valuable net benefit to the County, and can be built and operated in such a manner that the property adjacent to the proposed use will not be adversely affected.

13.05 YARD REQUIREMENTS

In a General Industrial District, the following yard shall be required:

Front Yards: Front yards shall be provided with a minimum depth of twenty-five feet (25'), excepting where a Heavy Industrial District is adjacent to or across the street from any residential district, where the required front yard shall be not less than fifty feet (50) in depth. However, should there be a loading dock in the front yard, the front yard shall be not less than eighty feet (80').

Side Yards: Side yards shall be not less than fifteen feet (15') in width on each side, excepting where the side yards abuts a residential district, it shall not be less than 100 feet. Any portion of a side yard which is in excess of fifteen feet (15') from a side lot may be used for parking.

Rear Yards: Rear yards shall be not less than fifteen feet (15') in depth, excepting where the rear yard abuts an alley, it shall be not less than thirty feet (30') or, where the rear yard abuts a residential district, it shall be not less than fifty feet (50').

13.06 BUILDING HEIGHT REGULATIONS

The maximum building height shall not be in excess of three stories or forty feet (40'). However, an additional one foot of building height may be allowed for each foot the building or portion thereof is set back from the required yard lines.

13.07 ACCESSORY PARKING

In this district parking shall be provided as required in Section 19.17.

13.08 OFF-STREET LOADING

Space shall be provided in accordance with the provisions of Section 19.16.

13.09 SIGNS

Wall or ground signs, single or double face, shall not exceed 50 square feet in an area for each face. Maximum height above grade at sign shall not exceed thirty-five feet (35'). There shall be permitted one (1) wall sign and one (1) ground sign. No more than two (2) signs shall be permitted for each street front of the lot on which the signs are located. Wall signs shall not extend above or beyond any part of the roofline. See Section 20.11 for Industrial Park Signs.

13.10 SCREENING

See Section 19.18 for screening regulations of uses adjoining residential districts.