

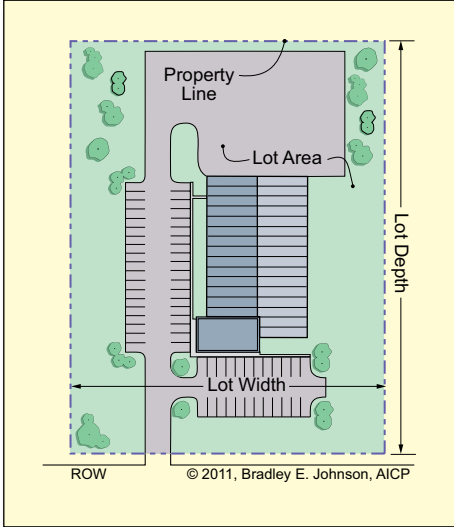
High Intensity Industrial (I2) District

2.39 I2 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The I2 (High Intensity Industrial) District is intended to be used as follows:</p> <p>Use, Type, and Intensity</p> <ul style="list-style-type: none"> Moderate to high intensity industrial uses Industrial parks, manufacturing facilities, and utility usage enclosed industrial uses Stand alone buildings or multiple primary structures <p>Application of District</p> <ul style="list-style-type: none"> Existing and new development Small to medium geographic areas on the zoning map <p>Development Standards</p> <ul style="list-style-type: none"> Require development standards that minimize the impacts on surrounding, less intense areas Allow outdoor storage areas Exclude general business uses Minimize light, noise, water, and air pollution <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> CO, PR, A2, A3, A4, IS, CP, I1, I2, and HI <p>Plan Commission</p> <ul style="list-style-type: none"> Use this zoning district for existing developments and for new industrial development when not detrimental to the county and surrounding properties <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> Allow a special exception use only when it is compatible with the surrounding areas Be sensitive to the potential for light pollution, noise pollution, loading berth placement, pedestrian safety, and vehicular safety 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> wind turbine system, large wind turbine system, small <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> agricultural crop production <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> asphalt plant assembly bio-diesel production bottling/canning broadcast facility concrete plant distribution facility food processing freight terminal heavy equipment repair liquid fertilizer distribution manufacturing, light materials recycling (type 2) outdoor storage printer, industrial research center, general sewage treatment facility, private sign fabrication storage tanks (non-hazardous) telecommunication facility testing lab, electronic testing lab, materials tool and die shop transfer station warehouse water treatment facility, private welding service wholesale produce terminal <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> recycling collection point 	<p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> outdoor advertising <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> chemical manufacturing manufacturing, heavy recycling processing

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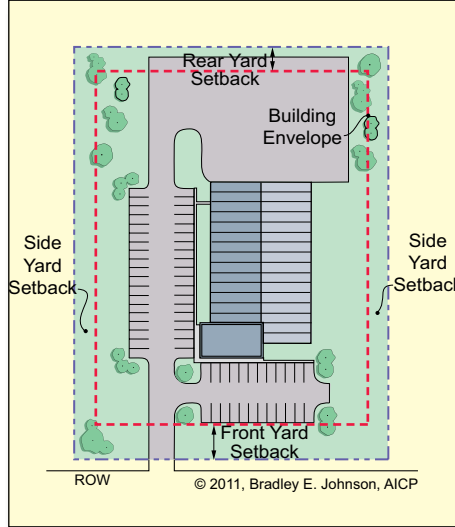
2.40 I2 District Development Standards



Minimum Lot Area
• 2 acres

Minimum Lot Width
• 100 feet

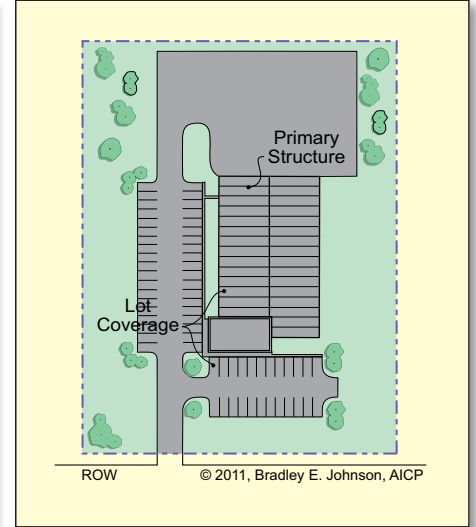
Sewer and Water
• Public sanitary sewer and water utility required



Minimum Front Yard Setback
• 80 feet

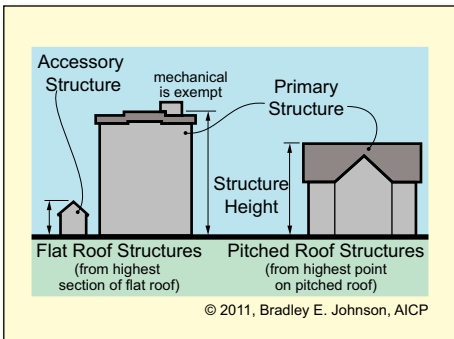
Minimum Side Yard Setback
• 40 feet

Minimum Rear Yard Setback
• 40 feet



Maximum Lot Coverage
• 85% of lot area

Maximum Primary Structures
• no limit



Maximum Structure Height
• 60 feet for primary structure
• 25 feet for accessory structure

Additional Development Standards that Apply

Accessory Structures	Loading	Special Exception
• AS-01 5-4	• LD-01 5-41	• SE-01 5-84
• AS-07 5-6	Lot	Storage Tank
Density and Intensity	• LO-01 5-42	• ST-01 5-85
• DI-01 5-14	Outdoor Storage	• ST-03 5-85
Driveway	• OS-01 5-44	Structure
• DW-01 5-15	• OS-02 5-44	• SR-01 5-86
• DW-04 5-18	• OS-05 5-45	Telecommunication
Environmental	Parking	• TC-01 5-87
• EN-01 5-21	• PK-01 5-46	Temporary Use
Fence and Wall	• PK-04 5-47	• TU-01 5-89
• FW-01 5-22	Performance	• TU-04 5-90
• FW-07 5-25	• PF-01 5-53	Vision Clearance
Floodplain	Pond	• VC-01 5-91
• FP-01 5-26	• PN-01 5-54	Wind Turbine Systems
Floor Area	Public Improvement	• WT-01 5-92
• FA-01 5-27	• PI-01 5-55	• WT-02 5-94
Height	Setback	
• HT-01 5-28	• SB-01 5-57	
Landscaping	Sewer and Water	
• LA-01 5-36	• SW-01 5-59	
• LA-04 5-37	Signs	
• LA-06 5-38	• SI-01 5-60	
Lighting	• SI-09 5-80	
• LT-01 5-40	• SI-10 5-83	