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

Sec. 30-62-1. Purpose.

- (A) The purpose of the I-2, high intensity industrial district is to provide areas within the urban service area which contain more intensive industrial uses or are suitable for such activities. These areas coincide with the principal industrial land use category contained in the comprehensive plan and are designated based on the suitability of the land in terms of slope and freedom from flooding and the relative remoteness and absence of substantial residential development which could be adversely affected by such development. In addition, the availability of adequate sewer and water capacity, access to arterial road network, and proximity to rail and airport facilities or the interstate highway system are major considerations. Distributing these areas around the county in a planned manner to create employment centers within close proximity to residential growth areas and reduce heavy traffic generation of industrial uses is encouraged.

(Ord. No. 042799-11, § 1f., 4-27-99; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 111213-15, § 1, 11-12-13)

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
 - Agritourism *
2. *Civic Uses.*
 - Day Care Center *
 - Halfway House *
 - Park and Ride Facility
 - Post Office
 - Public Maintenance and Service Facilities
 - Public Parks and Recreational Areas *
 - Safety Services
 - Utility Services, Major *
 - Utility Services, Minor
 - Guidance Services
3. *Office Uses.*
 - Financial Institutions *
 - General Office
 - Laboratories
 - Medical Office

4. *Commercial Uses.*

Automobile Repair Services, Major *

Business Support Services

Business or Trade Schools *

Equipment Sales and Rental *

Laundry

Personal Improvement Services

5. *Industrial Uses.*

Construction Yards *

Custom Manufacturing *

Industry, Type I

Industry, Type II

Landfill, Rubble *

Railroad Facilities

Recycling Centers and Stations *

Scrap and Salvage Services *

Slaughterhouse

Transfer Station *

Transportation Terminal

Truck Terminal

Warehousing and Distribution

6. *Miscellaneous Uses.*

Amateur Radio Tower *

Parking Facility *

Wind Energy System, Small*

Wireless Communication Facility, Class 1*

Wireless Communication Facility, Class 2*

(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*

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- 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 *
 - Wireless Communication Facility, Class 3*

(Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 042297-14, § 1, 4-22-97; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 082807-18, § 1, 8-28-07; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 030811-1, § 1, 3-8-11; Ord. No. 052411-9, § 1, 5-24-11; Ord. No. 091311-7, § 1, 9-13-11; Ord. No. 111213-15, § 1, 11-12-13; Ord. No. 092215-9, § 1, 9-22-15; Ord. No. 062816-4, § 1, 6-28-16; Ord. No. 062717-4, § 1, 6-27-17; Ord. No. 072721-8, § 1, 7-27-21; Ord. No. 011023-4, § 1, 1-10-23; Ord. No. 072225-9, § 1, 7-22-25)

Sec. 30-62-3. Site Development Regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

(A) *Minimum lot requirements.*

1. Lots served by private well and sewage disposal system;
 - a. Area: 1 acre (43,560 square feet).
 - b. Frontage: 100 feet on a publicly owned and maintained street.
2. Lots served by either public sewer or water, or both:
 - a. Area: 20,000 square feet.
 - b. Frontage: 100 feet on a publicly owned and maintained street.

(B) *Minimum setback requirements.*

1. Front yard: 30 feet, or 20 feet when all parking is located behind the front building line.
2. Side yard:
 - a. Principal structures: 10 feet.
 - b. Accessory structures: behind front building line and 3 feet from side line.

3. Rear yard:

- a. Principal structures: 15 feet.
- b. Accessory structures: 3 feet.

4. Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.

(C) *Maximum height of structures.*

1. Height limitations:

- a. All structures: When adjoining property zoned Residential, seventy-five (75) feet, including rooftop mechanical equipment. The maximum height may be increased provided each required side and/or rear yard adjoining a residential district is increased two (2) feet for each foot in height over seventy-five (75) feet. This distance shall be measured from the portion of the structure which exceeds seventy-five (75) feet. In all other locations the height is unlimited.

(D) *Maximum coverage.*

- 1. Building coverage: 75 percent of the total lot area.
- 2. Lot coverage: 90 percent of the total lot area.

(Ord. No. 42694-12, § 9, 4-26-94; Ord. No. 042208-16, § 1, 4-22-08)