

**ARTICLE 12.00**  
**I-2 GENERAL INDUSTRIAL DISTRICT**

- SECTIONS: 12.01 Intent  
12.02 Permissive Uses  
12.03 Permitted Special Uses  
12.04 Conditional Uses  
12.05 Accessory Uses  
12.06 Parking Regulations  
12.07 Sign Regulations  
12.08 Density, Area, Yard and Height Regulations

12.01 INTENT. This district is intended to provide for heavy industrial uses which may create some nuisance and which are not properly associated with, nor compatible with residential, office, institutional or planned or neighborhood commercial establishments. All uses in this district shall comply with any state regulations regarding noise, emissions, dust, odor, glare, vibration or heat when applicable.

12.02 PERMISSIVE USES. A building or premises shall be permitted to be used for the following purposes in the I-2 General Industrial District:

- (a) Any permissive use listed in the I-1 Light Industrial District.

12.03 PERMITTED SPECIAL USES. A building or premises may be used for the following purposes in the I-2 General Industrial District in conformance with the conditions prescribed herein, or by obtaining a conditional use permit for such use in conformance with the requirements of Article 19.00:

- (a) Warehousing, wholesale trade, repair services, light manufacturing provided:
- (1) For outside storage areas, a screening plan shall be submitted for staff approval.
  - (2) There is no storage of a regulated substance on the premises.
  - (3) The building contains 25,000 square feet of area or less.
- (b) Off-premise signs in conformance with Article 17A.00.
- (c) Telecommunications tower, subject to:
- (1) A minimum distance of 300' from the telecommunications tower to any residentially zoned or used property measured from the base of the telecommunications tower to the property line.
  - (2) A minimum distance of 2 mile between telecommunications towers measured from the base of one telecommunications tower to the base of another.
  - (3) Stealth design approved by the County Planning Director.
- (d) Retailing as an accessory use when in conjunction with a primary use of wholesaling or manufacturing.

12.04 CONDITIONAL USES. A building or premises may be used for the following purposes in the I-2 General Industrial District if a conditional use permit for such use has been obtained in conformance with the requirements of Article 19.00:

- (a) General manufacturing.
- (b) Stockyards/slaughtering of animals.
- (c) Rendering.
- (d) Distillation of products.
- (e) Refining.
- (f) Sanitary landfill, solid waste receiving station.
- (g) Paper manufacturing.
- (h) Tank farm; petroleum products terminal.
- (i) Salvage operation or junkyard in accordance with Article 15.08 *(amended 08/17/09 by MC30-02)*
- (j) Airport/heliport.
- (k) Any conditional use listed in the I-1 Light Industrial District.
- (l) Mineral exploration and development in accordance with Article 15.05.
- (m) Any similar use not heretofore specified.
- (n) Broadcast tower.
- (o) Solar energy conversion system in conformance with Article 15.09. *(amended 7-27-14 by MC30-34-14)*

12.05 ACCESSORY USES. Accessory uses and buildings permitted in the I-2 General Industrial District are accessory buildings and uses customarily incident to any permitted uses in this district.

12.06 PARKING REGULATIONS. Parking within the I-2 General Industrial District shall be regulated in conformance with the provisions of Article 16.00.

12.07 SIGN REGULATIONS. Signs within the I-2 General Industrial District shall be regulated in conformance with the provisions of Article 17.00.

12.08 DENSITY, AREA, YARD AND HEIGHT REGULATIONS. The maximum height and minimum lot requirements within the I-2 General Industrial District shall be as follows:

- (a) General requirements:
 

	<u>All Uses</u>
Density.....	----
Lot Area .....	----
Lot Width.....	----
Front Yard.....	30'
Side Yard.....	10'
Rear Yard.....	20'
Maximum Height.....	55'