

**ARTICLE 8.00
I-2 GENERAL INDUSTRIAL DISTRICT**

SECTIONS: 8.01 Intent
8.02 Permissive Uses
8.03 Permitted Special Uses
8.04 Conditional Uses
8.05 Accessory Uses
8.06 Parking Regulations
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8.08 Density, Area, Yard and Height Regulations

8.01 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.

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

- (A). Public utility facility, electrical substation.
- (B). Antenna support structure. *(amended by MC16-65-03)*
- (C). Wind energy conversion system.

8.03 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 for such use in conformance with the requirements of Article 19.00:

- (A). Communication facilities, warehousing and wholesale trade provided:
 - (1). There is no outside storage on the premises.
 - (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 17.00.
- (C). Telecommunication and broadcast tower in conformance with Article 12.12. *(amended by MC16-65-03)*

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

- (A). General manufacturing.

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- (B). Stockyards/slaughtering of animals.
- (C). Rendering.
- (D). Distillation of products.
- (E). Refining.
- (F). Sanitary landfill, solid waste receiving station.
- (G). Paper manufacturing.
- (K). Tank farm; petroleum products terminal.
- (N). Salvage or junkyard.
- (O). Airport/heliport.
- (P). Extraction of rock, sand and gravel in conformance with Article 12.08.
- (Q). Mineral exploration and development in accordance with Article 12.04.
- (R). Any similar use not heretofore specified.
- (S). Solar energy conversion system in conformance with Article 12.15. *(amended by MC16-135-14)*

8.05 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.

8.06 PARKING REGULATIONS. Parking within the I-2 General Industrial District shall be regulated in conformance with the provisions of Article 15.00.

8.07 SIGN REGULATIONS. Signs within the I-2 General Industrial District shall be regulated in conformance with the provisions of Article 16.00.

8.08 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'