

SECTION 7.3 INTENSIVE (I) ZONE:

A. PURPOSE: The purpose of the Intensive Zone is to allow various commercial and industrial uses not permitted in the Rural or the Business Zone, including outdoor business operations and storage. The Intensive Zone shall be designated by the color “Red” on the zoning map.

B. PERMITTED USES:

1. All commercial retail and service uses, including stores and shops.
2. All industrial uses, including manufacturing, processing and assembly.
3. All office uses.
4. Billboards.
5. Schools, government buildings, police and fire stations, libraries.
6. Community centers, including day care facilities.
7. Commercial recreation facilities.
8. Churches and other buildings for the purpose of religious worship.
9. All uses listed as conditional uses in the Rural Zone and Business Zone.
10. Scrap Metal facilities, Salvage Yards, Material Recycling, and Landfills existing at the adoption of this Ordinance.
11. Mining and underground mining.

C. ACCESSORY USES:

1. Customary accessory structures and uses, including operations required to maintain or support any use permitted in this zone on the same lot as the permitted use.
2. Fences and/or walls.
3. Signs.
4. One (1) dwelling unit of the property owner, owner-operator, manager or employee of the business.

D. CONDITIONAL USES:

1. Scrap Metal facilities.
2. Salvage Yards.
3. Material Recycling.
4. Landfills.
5. Kennels.

E. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES AND CONDITIONAL USES:

1. Minimum Lot Area – no minimum requirement.
2. Minimum Front Yard Depth - Seventy-five (75) feet.

3. Minimum Side Yard Width, on Each Side of Lot - Fifty (50) feet.
4. Minimum Rear Yard Depth - Fifty (50) feet.
5. Maximum Building Height - Forty (40) feet.
6. Minimum Setback from U.S. Highway 27, regardless whether it is front, side or rear yard – One Hundred Twenty-five (125) feet.

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking of one spaces for every employee at the largest shift shall be provided, and such additional spaces reasonably calculated to provide for the regular use of the property.
2. No lighting shall be permitted which would glare onto any street or any adjacent property.
3. No use producing emissions or that otherwise impacts ambient air quality beyond the boundary lines of the property not otherwise allowed by existing federal, state or local regulations shall be permitted.
4. Off Street loading and unloading area shall be provided.
5. All business operations shall be screened from adjacent residential uses.