

**SECTION 10.14 I-2 (INDUSTRIAL TWO) ZONE**

- A. **PURPOSE:** This zone is established to provide for manufacturing, warehousing, and other industrial uses. Uses typically permitted in this zone involve manufacturing or processing from raw materials; outside storage of materials is often necessary to store the types of products manufactured on the premises or to store raw materials used in the manufacturing process; industrial processes used may involve or require mitigation of air, water, or noise pollution created by the manufacturing processes; and, potentially hazardous materials may be used in the manufacturing process.
- B. **PERMITTED USES**
1. Except for those that decompose by detonation or processes that employ blasting as part of their ongoing operation, the manufacturing, compounding, processing, packing or assembling of the following uses:
    - a. Asphalt and asphalt products, located within one (1) mile of an interstate highway interchange.
    - b. Brewing and distilling of liquors, located within one (1) mile of an interstate highway interchange.
    - c. Brick, tile or terra cotta, located within one (1) mile of an interstate highway interchange.
    - d. Candy and confectionery products, food and beverage products including the rendering or refining of fats and oils
    - e. Cement, concrete and concrete products, located within one (1) mile of an interstate highway interchange.
    - f. Cosmetics, pharmaceutical and toiletries
    - g. Animated and/or illuminated billboards and other commercial advertising structures
    - h. Electric appliances, television sets, phonographs, household appliances
    - i. Electrical and non-electrical machinery, equipment and supplies
    - j. Fountain and beverage dispensing equipment
    - k. Furniture
    - l. Instruments of professional, scientific, photographic and optical
    - m. Iron, steel, aluminum foundry or forge works and heavy weight casting
    - n. Lumber mills and storage yards
    - o. Metal, metal finishing and metal products including the use of blast furnaces or drop forges
    - p. Musical instruments, toys, novelties, jewelry, rubber or metal stamps
    - q. Office equipment

- r. Oilcloth or linoleum
  - s. Plastic and plastic products
  - t. Pottery and figurines
  - u. Products from the following previously prepared materials: paper, glass, cellophane, leather, feathers, fur, precious or semi-precious metals, hair, horn, shell, steel, tin, wood, bone, plastics, rubber, cork, felt, fibers, yarn, wool, tobacco
  - v. Rolling mills
  - w. Rubber and rubber products
  - x. Soap and soap products
  - y. Stone and monument works employing power driven tools
  - z. Sand and gravel including storage, located within one (1) mile of an interstate interchange.
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- 2. Bag, carpet and rug cleaning
  - 3. Bottling and canning works
  - 4. Building materials sales yards
  - 5. Bus line shops and storage
  - 6. Coal, coke, or wood yards
  - 7. Contractors offices and accessory storage yards including storage, sales and rental of general construction equipment and vehicles
  - 8. Crating services
  - 9. Flour mills
  - 10. Forge plants and Foundries
  - 11. Governmentally owned and/or operated city, county or state garages
  - 12. Industrial engineering consultant offices
  - 13. Laboratories, offices and other facilities for research, both basic and applied, conducted by or for an industrial organization or concern, whether public or private
  - 14. Laundries and dry cleaning plants involving laundering and dry cleaning of articles delivered to the premises by commercial vehicles
  - 15. Machine shops
  - 16. Plating plants
  - 17. Printing, engraving and related reproduction processes
  - 18. Publishing and distribution of books, newspapers, and other printed materials
  - 19. Railroad facilities including passengers and freight terminals, marshaling yards, and maintenance shops, and round house
  - 20. Schools for industrial or business training
  - 21. Trucking and freight terminals, with the exception of those items or products not permitted to be manufactured with in this zone.
  - 22. Warehousing or wholesaling, with the exception of those items or products not permitted to be manufactured with in this zone.
  - 23. Offices

- 24. Bulk storage, sale and distribution of bottled and compressed gas, with the exception of those items or products not permitted to be manufactured with in this zone.
- 25. Sand and gravel including storage, for use or consumption on-site only.
- 26. Intermediate waste uses, including composting yards, resource recovery facilities, recycling centers, buy-back centers, tire shredding facilities, tire recycling center, and transfer station provided all business activities are conducted within a completely enclosed building.

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, such as maintenance shops, power plants, and machine shops
- 2. Fences and/or walls, as regulated by Article XV of this ordinance
- 3. Signs, as regulated by Article XV of this ordinance
- 4. Uses, as listed below, located within and entered from within any use permitted in this zone as a convenience to the occupants thereof, and their customers providing such accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building:
  - a. Cafeterias
  - b. Coffee shops or refreshment stands
  - c. Soda or dairy bars
- 5. Day Care Centers

D. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following nor shall any of the following uses or any customary accessory buildings and uses be permitted until and unless the location of said use shall have been applied for and approved by the Board of Adjustments as set forth in Section 9.14.

- 1. Office buildings exceeding forty (40) feet in height.

E. AREA AND HEIGHT REGULATIONS:

- 1. Minimum tract for industrial development - Twenty-five (25) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed

development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout

2. Minimum lot area within minimum tract – One (1) acre
3. Minimum lot width at building setback line – One hundred fifty (150) feet
4. Minimum front yard depth – Fifty (50) feet
5. Minimum side yard width – Twenty-five (25) feet; fifty (50) feet is required where a side yard abuts a street, or deeded right-of-way
6. Minimum rear yard depth – Fifty (50) feet; no rear yard is required where a rail spur forms the rear property line
7. Maximum building height – Forty (40) feet
8. In the case of this zone, more than one principal structure, as defined herein, may be permitted on one lot

F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XIII and XIV of this ordinance.
2. No lighting shall be permitted which would glare from any use located within this zone onto any street or into any adjacent property.
3. Where any side and/or rear yard of any use permitted in this zone abuts a residential zone, a minimum requirement of seventy-five (75) feet shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.
4. A development plan, as regulated by Section 9.19 of this ordinance, shall be required for any permitted use in this zone.
5. All uses and/or accessory uses with the exception of employee or customer parking, must be located 900 feet from any residential zone district.
6. Must demonstrate compliance, at all times, with Section 15.2 Performance Standards.