

**ARTICLE 17
 “I” INDUSTRIAL DISTRICT
 Formerly I-2**

17.1 Purpose

The intent of this district is to provide lands for development by most general types of industrial firms. The regulations are designed to permit operations in a clear and quiet manner and to protect adjacent district uses and industries within the district. Residential and commercial uses are prohibited in this district to conserve and protect the supply of prime industrial land for industrial use and to assist in preventing conflicts with respect to industrial uses and uses of a less restrictive district.

17.2 Principal Permitted Uses

The following uses are permitted as of right in the “I” Industrial District:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Adult Business • Agri-Business • Automobile, Motorcycle, RV, Farm Equipment and Truck Repair Service • Contractors Offices and Yards • Educational Institution; Technical and Vocational • Greenhouse, Commercial • Manufacturing, Heavy • Manufacturing, Light • Outdoor Theater • Recycling Center • Research and Development Laboratory • Warehousing

17.3 Accessory Permitted Uses

The following uses are permitted as accessory uses in the “I” Industrial District:

- Buildings or Structures Incidental to a Permitted Use.
- Personal Service; Limited to Twenty-Five (25) Percent of the Structure.
- Professional Service; Limited to Twenty-Five (25) Percent of the Structure.
- Retail Sales; Limited to Twenty-Five (25) Percent of the Structure.
- Signs; Pursuant to Article 26.

The total occupation of the principal structure by an accessory use shall be no greater than twenty-five (25) percent of the gross floor area.

17.4 Special Exception Uses

The following uses are permitted as special exception uses in the "I" Industrial District:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
<ul style="list-style-type: none"> • None <p><i>Security Department</i></p>	<ul style="list-style-type: none"> • Essential Services • Public Buildings and Services 	<ul style="list-style-type: none"> • Automobile, Motorcycle, RV, Farm Equipment and Truck Repair Sales • Automobile Dismantling and Impound Yard • Commercial Entertainment; Outdoor • Concrete, Asphalt Mixing Plants and Foundry • Day Care Center • Multi Tennant Building; Non-Commercial • Private or Public Parking Area • Sanitary Landfill • Storage, Indoor; Commercial • Storage, Outdoor; Commercial • Truck Freight Terminal • Wholesaler

17.5 Lot Development Standards

The following development standards shall apply to lots located within the "I" Industrial District:

Minimum Lot Area	<ul style="list-style-type: none"> • None
Maximum Impervious Surface Coverage	<ul style="list-style-type: none"> • 70%
Minimum Lot Width at Building Line	<ul style="list-style-type: none"> • None
Minimum Front Yard Setback	<ul style="list-style-type: none"> • 25 Feet
Minimum Side Yard Setback	<ul style="list-style-type: none"> • 25 Feet Principal and Accessory Use
Minimum Rear Yard Setback	<ul style="list-style-type: none"> • 20 Feet Principal and Accessory Use • 40 Feet Principal and Accessory Use if Abutting a Residential District
Maximum Building Height	<ul style="list-style-type: none"> • 35 Feet Principal Use • 35 Feet Accessory Use

17.6 Minimum Off-Street Parking Requirements

Off-Street parking requirements shall be as regulated in Article 24.

17.7 Signage Requirements

Signage requirements shall be as regulated in Article 26.

17.8 Landscape and Buffer Requirements

Landscape and Buffer requirements shall be as regulated in Article 32.