

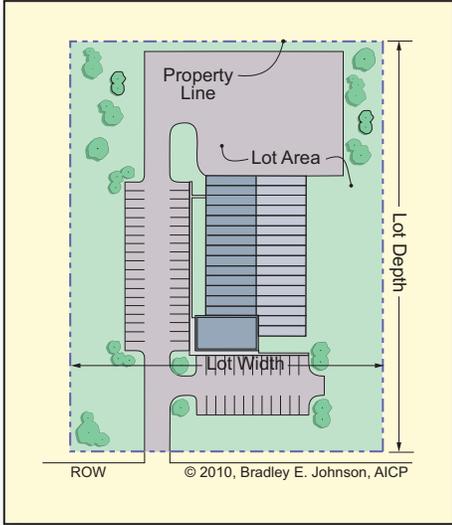
High Intensity Industrial (I2) District

2.43 I2 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The I2 (High Intensity Industrial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> Moderate to high intensity industrial uses Industrial parks, manufacturing facilities, and utility usage Stand alone buildings or multiple primary structures <p>Application of I2 District</p> <ul style="list-style-type: none"> Existing and new development <p>Development Standards</p> <ul style="list-style-type: none"> Enact quality time, place, and manner development standards to minimize impacts on adjacent properties while encouraging economic vitality Minimize light, noise, water, and air pollution <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> PR, AG, IA, IS, GC, OC, IC, I1, I2, and HI <p>Plan Commission</p> <ul style="list-style-type: none"> Use the I2 District for existing developments and carefully for new industrial development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> Allow a special exception use only when it is compatible with the surrounding areas Be sensitive to the potential for light pollution, noise pollution, loading berth placement, pedestrian safety, and vehicular safety 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> small wind turbine system <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> processing of agricultural products storage of agricultural products <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> paintball facility <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> assembly brewery distillery distribution facility flex-space food production/processing heavy equipment repair heavy manufacturing light manufacturing liquid fertilizer storage/distribution outdoor storage recycling processing sewage treatment plant sign painting/fabrication storage tanks (nonhazardous) telecommunication facility testing lab tool and die shop transfer station transfer station (recycling/waste) utility facility, above ground warehouse warehouse storage facility water treatment plant welding <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> recycling collection point 	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> heliport, private large wind turbine system <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> incinerator <p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> police, fire, or rescue station

High Intensity Industrial (I2) District

2.44 I2 District Development Standards



Minimum Lot Area

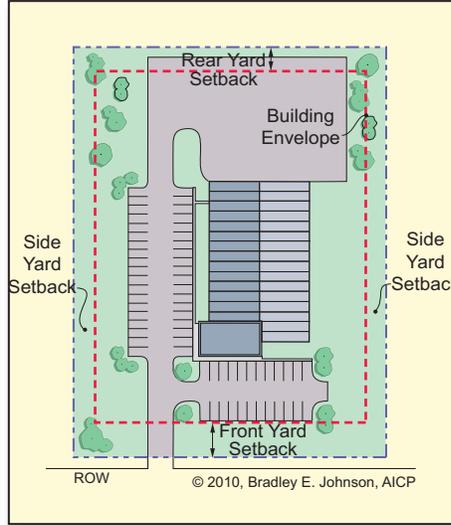
- 3 acres

Minimum Lot Width

- 200 feet

Sewer and Water

- Sanitary sewer and water utility required



Minimum Front Yard Setback

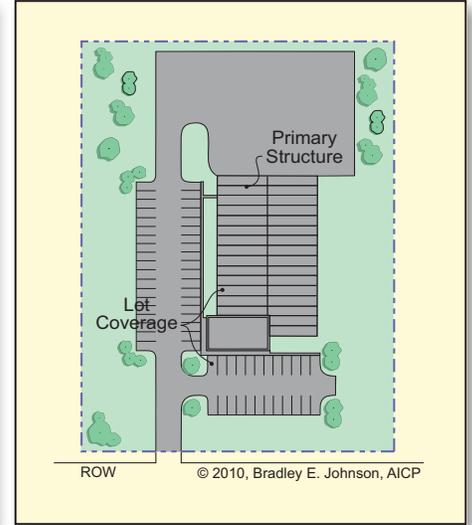
- 30 feet for primary and accessory structures or 100% of the facade height, whichever is greater

Minimum Side Yard Setback

- 20 feet for primary and accessory structures or 100% of the facade height, whichever is greater

Minimum Rear Yard Setback

- 30 feet for primary and accessory structures or 100% of the facade height, whichever is greater



Maximum Lot Coverage

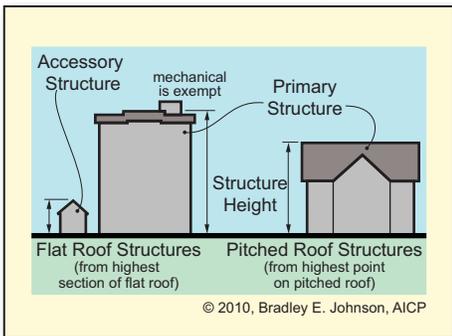
- 75% of lot area

Minimum Main Floor Area

- 3,000 square feet

Maximum Primary Structures

- 10 per lot



Maximum Structure Height

- 50 feet for primary structure
- 70 feet for accessory structure

Additional Development Standards that Apply

Accessory Structure	Lighting	Telecommunication
• AS-01 5-6	• LT-01 5-43	• TC-01 5-100
• AS-11 5-13	Lot	Temporary Use
Density and Intensity	• LO-01 5-45	• TU-01 5-102
• DI-01 5-16	Outdoor Storage	Trash Receptacle
Driveway	• OS-03 5-52	• TR-01 5-105
• DW-01 5-17	Parking	Vision Clearance
• DW-04 5-20	• PK-01 5-53	• VC-01 5-106
Environmental	• PK-07 5-55	Wind Turbine System
• EN-01 5-21	Performance	• WT-01 5-107
Fence and Wall	• PF-01 5-61	• WT-02 5-109
• FW-01 5-22	Public Improvement	
• FW-06 5-24	• PI-01 5-62	
Floodplain	Setback	
• FP-01 5-26	• SB-01 5-64	
Floor Area	Sewer and Water	
• FA-01 5-27	• SW-01 5-66	
Height	Sign	
• HT-01 5-28	• SI-01 5-68	
Landscaping	• SI-09 5-93	
• LA-01 5-37	Special Exception	
• LA-02 5-38	• SE-01 5-97	
• LA-04 5-39	Storage Tank	
• LA-07 5-40	• SR-03 5-98	
• LA-08 5-41	Structure	
	• ST-01 5-99	