

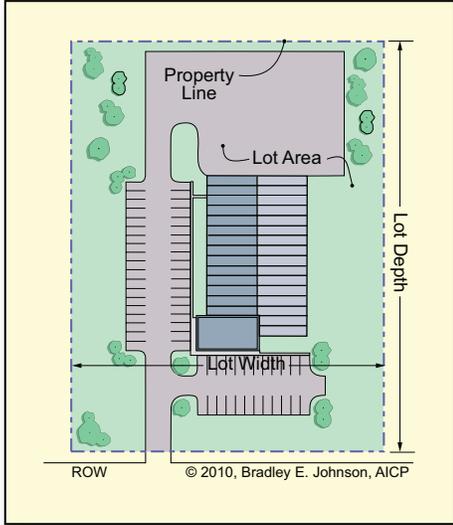
High Intensity Industrial (I2) District

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, T1, 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 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

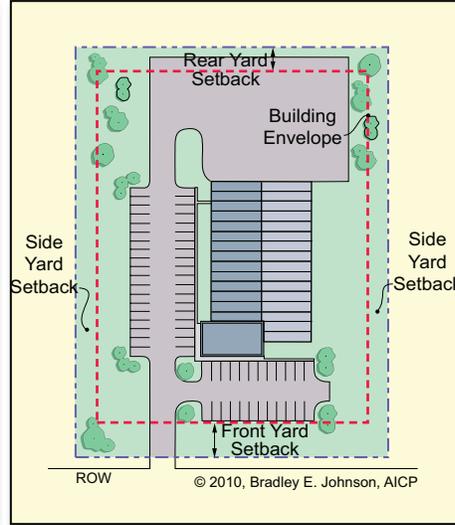
- 3 acres

Minimum Lot Width

- 200 feet

Sewer and Water

- Sanitary sewer and water utility required



Minimum Front Yard Setback

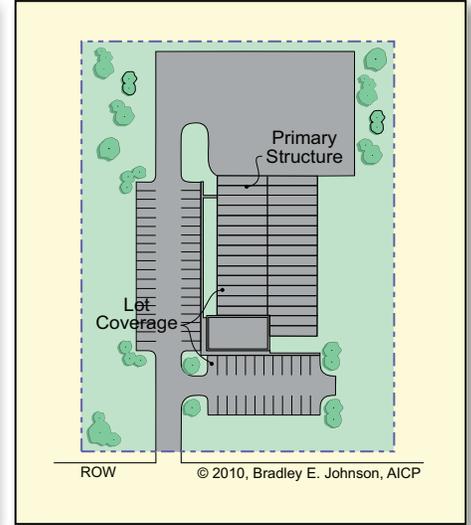
- 30 feet for primary and accessory structures or 100% of the facade height, whichever is greater

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

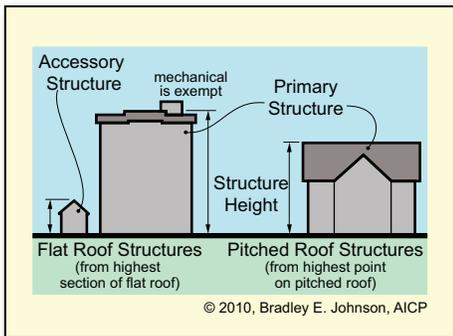
- 75% of lot area

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 Structures	Lot	Telecommunication
• AS-01 5-6	• LO-01 5-53	• TC-01 5-108
• AS-11 5-13	Outdoor Storage	Temporary Use
Density and Intensity	• OS-04 5-59	• TU-01 5-110
• DI-01 5-16	Parking	Trash Receptacle
Driveway	• PK-01 5-60	• TR-01 5-112
• DW-01 5-17	• PK-07 5-62	Vision Clearance
• DW-04 5-20	Performance	• VC-01 5-113
Environmental	• PF-01 5-68	Wind Turbine Systems
• EN-01 5-21	Public Improvement	• WT-01 5-114
Fence and Wall	• PI-01 5-69	• WT-02 5-116
• FW-01 5-22	Setback	
• FW-07 5-24	• SB-01 5-71	
Floodplain	Sewer and Water	
• FP-01 5-26	• SW-01 5-73	
Floor Area	Signs	
• FA-01 5-35	• SI-01 5-75	
Height	• SI-09 5-101	
• HT-01 5-36	Special Exception	
Landscaping	• SE-01 5-105	
• LA-01 5-45	Storage	
• LA-02 5-46	• SR-03 5-106	
• LA-04 5-47	Structure	
• LA-07 5-48	• ST-01 5-107	
• LA-08 5-49		
Lighting		
• LT-01 5-51		