Industrial Commercial (IC) District

2.39 IC District Intent, Permitted Uses, and Special Exception Uses

District Intent

The IC (Industrial Commercial) District is intended to be used as follows:

Use Type and Intensity
- Light to moderate intensity industrial uses which benefit from having outdoor displays of merchandise, retail sales of products associated with the company, and outdoor recreational vehicle sales and service

Application of IC District
- Existing and new development
- Spot and small area zoning near Williamsburg Pike and I-70

Development Standards
- Require moderate development standards to minimize impacts on adjacent properties while encouraging economic vitality
- Minimize light, noise, water, and air pollution

Appropriate Adjacent Zoning Districts
- PR, AG, IS, HC, IC, I1 and I2

Plan Commission
- Use the IC District for existing developments and carefully for new development

Board of Zoning Appeals
- Allow a special exception use only when it is compatible with the surrounding areas
- Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety

Permitted Uses

Accessory Permitted Uses
- small wind turbine system

Commercial Permitted Uses
- automobile oriented business
- equipment rental
- equipment sales
- machinery rental
- machinery sales
- recreation vehicle rental
- recreation vehicle sales
- retail (type 3), medium intensity
- retail (type 4), high intensity
- watercraft rental
- watercraft sales

Industrial Permitted Uses
- assembly
- distribution facility
- flex-space
- light manufacturing
- research center, technological
- sign painting/fabrication
- tool and die shop
- warehouse

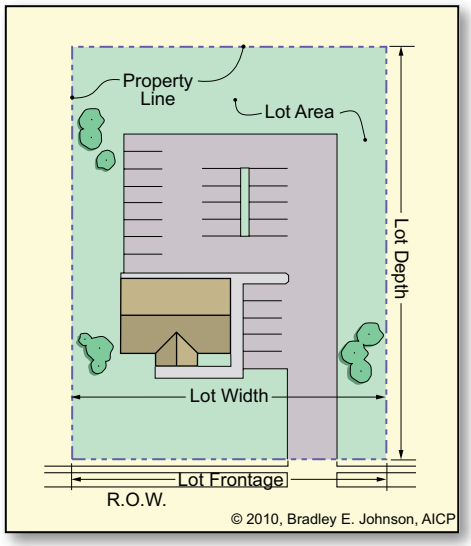
Special Exception Uses

Accessory Special Exception Uses
- large wind turbine system

Industrial Special Exception Uses
- telecommunication facility

Industrial Commercial (IC) District

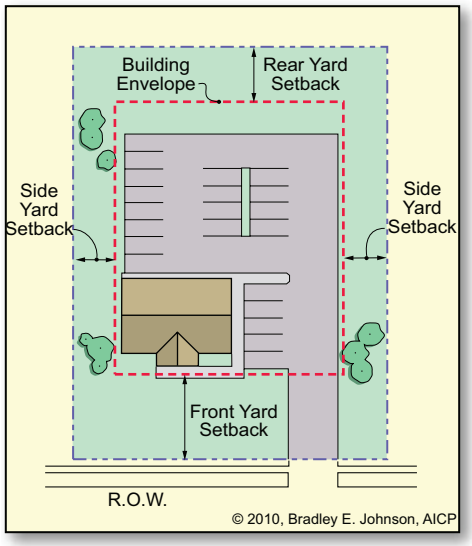
2.40 IC District Development Standards



Minimum Lot Area
- ½ acre

Minimum Lot Width
- 100 feet

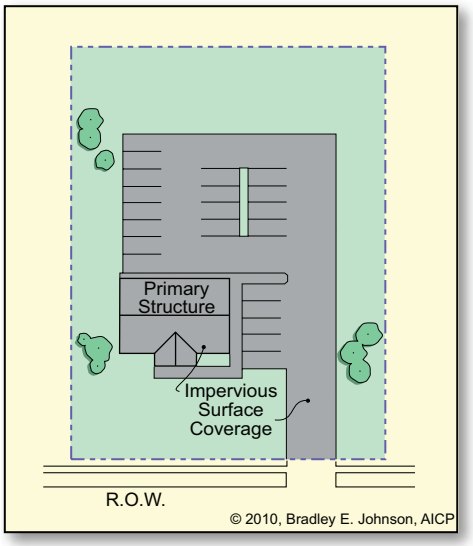
Sewer and Water
- Sanitary sewer and water utility required



Minimum Front Yard Setback
- 60 feet for primary and accessory structures
- 10 feet for parking lots

Minimum Side Yard Setback
- 10 feet for primary and accessory structures or 100% of the facade height, whichever is greater

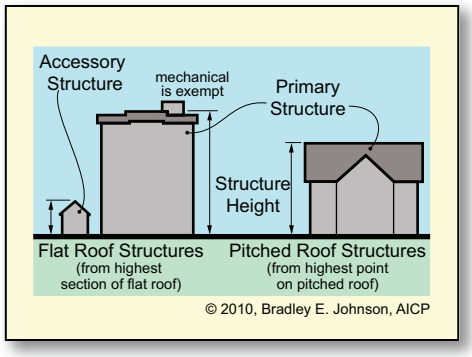
Minimum Rear Yard Setback
- 10 feet for primary and accessory structures or 100% of the facade height, whichever is greater



Maximum Lot Coverage
- 75% of lot area

Minimum Main Floor Area
- 3,000 square feet

Maximum Primary Structures
- 10 per lot



Maximum Structure Height
- 40 feet for primary structure
- 20 feet for accessory structure

Additional Development Standards that Apply

Accessory Structures
- AS-01 5-6
- AS-11 5-13

Density and Intensity
- DI-01 5-16

Driveway
- DW-01 5-17
- DW-04 5-20

Environmental
- EN-01 5-21

Fence and Wall
- FW-01 5-22
- FW-07 5-24

Floodplain
- FP-01 5-26

Floor Area
- FA-01 5-35

Height
- HT-01 5-36

Landscaping
- LA-01 5-45
- LA-02 5-46
- LA-04 5-47
- LA-07 5-48
- LA-08 5-49

Lighting
- LT-01 5-51

Lot
- LO-01 5-53

Outdoor Storage
- OS-03 5-58

Parking
- PK-01 5-60
- PK-07 5-62

Performance
- PF-01 5-68

Public Improvement
- PI-01 5-69

Setback
- SB-01 5-71

Sewer and Water
- SW-01 5-73

Signs
- SI-01 5-75
- SI-07 5-91

Special Exception
- SE-01 5-105

Storage
- SR-03 5-106

Structure
- ST-01 5-107

Telecommunication
- TC-01 5-108

Temporary Use
- TU-01 5-110
- TU-05 5-111

Trash Receptacle
- TR-01 5-112

Vision Clearance
- VC-01 5-113

Wind Turbine Systems
- WT-01 5-114
- WT-02 5-116