

**ARTICLE 41.0
I-2-GENERAL INDUSTRIAL DISTRICT**

SECTION 41.01-PURPOSE

This district is designed to provide the location and space for all manner of industrial uses, wholesale commercial and industrial storage facilities. It is the purpose of these regulations to permit the development of certain functions; to protect the abutting residential and commercial properties from incompatible industrial activities; to restrict the intrusion of non-related uses such as residential, retail business and commercial; to encourage the discontinuance of uses presently existing in the district, which are nonconforming by virtue of the type of use. To these ends, certain uses are excluded which would function more effectively in other districts and which would interfere with the operation of the uses permitted in this district.

SECTION 41.02-PERMITTED USES

The following buildings, structures, and uses of parcels, lots, buildings and structures are permitted in this district:

- A.** All permitted uses allowed in L-1-Limited Industrial Districts provided in SECTION 40.02 of this Ordinance.
- B.** Contractor's establishment not engaging in any retail activities on the site.
- C.** Manufacturing.
- D.** Trucking and cartage facilities, truck and industrial equipment storage yards, repairing and washing equipment and yards.
- E.** Manufacturing product warehousing, exchange and storage centers and yards, lumber yards.
- F.** Open industrial uses or industrial product or materials storage, provided that any activity in which products or materials being processed, or stored are located, transported, or treated outside of a building and are not within enclosed apparatus vessels, or conduits; such use shall be provided with a solid permanently maintained wall or fence, no lower than the subject use or storage, and constructed to provide firm anchoring of fence posts to concrete set below the frost line; if a wall is provided, its foundations likewise shall extend below the frost line.
- G.** Wholesale businesses including warehouse and storage, commercial laundries, dry cleaning establishments, ice and cold storage plants, lumber, fuel and feed yards, automobile repair garages, construction and farm equipment sales and contractor's equipment yards.
- H.** An accessory use, building or structure.
- I.** A sign, only in accordance with the regulations specified in ARTICLE 53.0.

SECTION 41.03-SPECIAL USES

The following buildings and structures and uses of parcels, lots, buildings and structures are permitted subject to obtaining a special use permit as provided in ARTICLE 50.0:

- A.** Public or private dumps, incinerators, land fills, junk yards and inoperative vehicle storage.
- B.** Plating shops.
- C.** Rendering plants.
- D.** Slaughter houses.

Article: 41.0 GENERAL INDUSTRIAL DISTRICT

- E Heat treating processors.
- F Tanneries.
- G Other similar uses.

SECTION 41.04-REGULATIONS

The following regulations shall apply in all I-2—General Industrial Districts:

- A. **LOT AREA**-The minimum lot area for a building, structure or use shall not be less than ten (10) acres. Lot acreage shall be exclusive of public and/or private road rights-of-way. No lot under ten (10) acres shall exceed a 1:4 width to depth ratio.
- B. **LOT WIDTH**-The minimum lot width shall not be less than four hundred (400) feet.
- C. **LOT COVERAGE**-The maximum lot coverage shall not exceed twenty-five (25) percent.
- D. **FLOOR AREA RATIO**-The maximum floor area ratio shall not exceed .40.
- E. **YARD AND SETBACK**-The following yard and setback requirements shall apply in this district. No building or structure may be built closer to a property boundary than the minimum side yard dimension.
 - 1. **Front Yard**-Not less than one hundred twenty-five (125) feet from centerline of road;
 - 2. **Side Yards**-Minimum width of either side yard shall not be less than fifty (50) feet, except in the case of a corner lot, where the side yard or the road or street shall not be less than eighty-five (85) feet; and
 - 3. **Rear Yard**-Not less than fifty (50) feet.
- F. **HEIGHT REQUIREMENTS**-Except as is otherwise provided in ARTICLE 55.0, SECTION 55.07 of this Ordinance, no building or structure shall exceed a height of forty-five (45) feet.
- G. **TRANSITION STRIP**
 - 1. On every lot in the district which abuts a lot in an open area, commercial office, research and development or residential district there-shall be provided a transition strip. Such transition strip shall not be less than fifty (50) feet in width, shall be provided along every lot line, except a front lot line, which abuts a lot in a residential, commercial, office, research and development district shall not be included as part of the yard required around a building or structure, and shall be improved, when said lot in this district is improved, with a solid fence, wall or hedge not less than four (4) feet nor more than eight (8) feet in height, and maintained in good condition.
 - 2. A use or structure on any lot in this district fronting a public road, street or way shall provide in addition to and as an integral part of any site development, on the front yard, a landscaped strip of land twenty (20) feet or more in depth; such landscaped strip to be defined by a curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.
- H. **REQUIRED OFF STREET PARKING**-As required in ARTICLE 51.0.
- I. **PLANNING COMMISSION REVIEW OF A SITE PLAN**-As required in ARTICLE 54.0, SECTION 54.04.
- J. **STANDARDS**-As required in ARTICLE 55.0, SECTION 55.02.
- K. **PRESERVATION OF ENVIRONMENTAL QUALITY**-As specified in ARTICLE 55.0, SECTION 55.08.