

## **I2 (MEDIUM INDUSTRIAL) ZONE**

### **PURPOSE**

I2 (Medium Industrial) Zone permits medium-intensity industrial activities that serve a community or several communities.

### **DEVELOPMENT REQUIREMENTS**

Minimum lot size: N/A

Minimum lot width: 150 feet

Minimum lot depth: 150 feet

Setbacks Principal Building:

1. Primary Frontage: 35 feet (min)
2. Secondary Frontage: 7 feet (min)
3. Side Setback: 7 feet (min)
4. Rear Setback: 25 feet (min)

Setbacks Accessory Buildings:

1. Primary Frontage: 35 feet (min)
2. Secondary Frontage: 7 feet (min)
3. Side Setback: 7 feet (min)
4. Rear Setback: 25 feet (min)

Building Height:

1. Principal Building Height: 50 feet (max)
2. Accessory Building Height: 45 feet (max), but not higher than the height of the principal building.

### **I2 PERMITTED USES**

The following uses are permitted by right in the I2 district.

Office

1. Laboratory, Scientific, Ag Research, Office and Service
2. Office, Small

Retail and Service

1. Gas Station

2. Food Truck/Push Cart

#### Institutional

1. Off-Site Parking Area for Commercial and Industrial Use

#### Agriculture: (A) Permitted if assessed as Agriculture for On-Farm Operations only.

1. Agricultural Packaging and Warehousing
2. Agricultural Processing Facility
3. Aquaculture
4. Auction Yard
5. Dairy and Related Operations
6. Feed Lot
7. Farming and Ranching
8. Grain Storage
9. Livestock Pen
10. Poultry Raising, Commercial
11. Poultry Slaughtering and Processing, Commercial
12. Research
13. Stockyard or Slaughter House
14. Swine Production
15. Wine Tasting Room or Winery

#### Automotive

1. Automobile, SUV Repair, Sales or Service
2. Automobile Garages, Painting or Auto Body Work
3. Auto-Related Repair and Service, But Not Auto Painting or Body Work
4. RV or Truck Repair, Sales or Service
5. Truck Stop

#### Civil Support

1. Crematorium
2. Hospital

#### Education

1. Trade School

#### Industrial

1. Borrow Pit, Batching Plant and Asphaltic Mix Plant
2. Wireless Communication Facilities
3. Construction Equipment, Related Sales, Services, Storage and Distribution Facility
4. Food and Fiber Processing
5. Ground Transportation Terminal
6. Laboratory Facility
7. Light Manufacturing
8. Major Facility for Distribution of Electric, Natural Gas, Water, Sewer, Cable
9. Mini-Storage Unit
10. Recycling Center
11. Renewable Energy Facility
12. Utility Building, Wastewater Lift Station and Substation, Minor, Private or Public
13. Warehouse
14. Wholesale Sales and Storage
15. Wrecking Service

#### **I2 SPECIAL USE PERMITS**

The following uses require a Special Use Permit:

#### Retail and Service

1. Adult Bookstore or Adult Entertainment
2. Restaurant, Bakery, Catering Service

#### Institutional

1. Prison