

DIVISION 9. – LIMITED INDUSTRIAL ZONING DISTRICT (I-1)

Sec. 70-511. – Intent.

The limited industrial district establishes an area for industrial uses which may create some nuisance, and which are not compatible with residential or neighborhood commercial service uses. It encourages research and development and other office industrial uses by separating them from both heavy industry and residential and neighborhood commercial uses.

(Ord. of 5-2-1996, § 901)

Sec. 70-512. – Permitted uses.

In the limited industrial district, land may be used for the following uses and any customarily incidental accessory use, provided that no merchandise, materials, or equipment are stored outdoors:

- (1) Automobile and equipment sales, service, storage or rental.
- (2) Laboratory.
- (3) Limited manufacturing and processing.
- (4) Office / Office Building.
- (5) Public utility, fire or rescue station, or maintenance facility.
- (6) Signs in accordance with sections 70-516 and 70-696 et seq.
- (7) Wholesale distribution or warehouse.
- (8) Vocational Training Facility
- (9) Outdoor Power Equipment Motorcycle. All-Terrain Vehicle. Watercraft Repair and Storage

(Ord. of 5-2-1996, § 902; Ord. of 11-13-2013; Ord. of 06-10-14 (9))

Sec. 70-513. – Uses permitted by special use permit.

In the limited industrial district, the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

- (1) Any commercial use.
- (2) Any industrial use which is conducted outdoors.

(Ord. of 5-2-1996, § 903)

Sec. 70-514. – Setback and yards.

(a) In the limited industrial district, the regulations in this section shall apply to all buildings, all structures that require building permits, and all temporary or portable buildings greater than 150 square feet in floor area or greater than eight feet, six inches in height.

(b) For setbacks from primary highways, see section 70-646 et seq.

(c) The setback from any secondary road or subdivision street shall be 50 feet from the right-of-way.

(d) The minimum side or rear yard width adjacent to an agricultural or residential district shall be 100 feet. The side or rear yard shall be suitably fenced or landscaped, or both, to protect the adjacent property from any adverse impact. The suitability of the fencing or landscaping shall be reviewed and approved as part of the site plan review before a zoning permit is issued. See section 70-116 et seq.

(e) The minimum rear yard width adjacent to a commercial or industrial district shall be 50 feet.

(f) For corner lots, the minimum side yard width adjacent to the side street shall be 50 feet. For double-frontage lots, the minimum rear yard width shall be 50 feet.

(Ord. of 5-2-1996, § 904)

Sec. 70-515. – Height regulations.

In the limited industrial district, structures shall be 100 feet or less in height. The board of supervisors may grant a special exception to allow a structure taller than 100 feet. See section 70-67(a).

(Ord. of 5-2-1996, § 905)

Sec. 70-516. – Signs.

(a) In the limited industrial district, signs are permitted as set forth in this section. In granting a special use permit, the board of supervisors may allow signs that exceed these guidelines.

(b) The total area of permanent signs on any improved lot shall not exceed one square foot of sign for each linear foot of building frontage. The total area of signs shall be distributed among building, pylon and monument signs such that pylon signs make up no more than half the total.

(c) The total area of permanent signs on any unimproved lot shall not exceed 32 square feet.

(d) The height of on-site pylon signs shall not exceed 18 feet. Building signs shall not project above the top of the building more than one-third of the total height of the building. The height of off-site signs shall not exceed eight feet.

(e) Signs may be lighted so that they are illuminated from within or have one or more lights shining on them so that each face of the sign is illuminated. Lights used to internally and externally illuminate each face of a sign shall be directed so as to minimize glare to passing motorists or pedestrians.

(f) Digital signs are permitted as set forth in section 70-701

(Ord. of 5-2-1996, § 906; Ord. of 7-26-2011)

Secs. 70-517 – 70-540. – Reserved.

DIVISION 10. – GENERAL INDUSTRIAL ZONING DISTRICT (I-2)

Sec. 70-541. – Intent.

The intent of the general industrial district is to provide areas for manufacturing, processing and assembling of parts and products, distribution of products at wholesale, and a broad variety of specialized industrial operations, and areas which may be conducive to and appropriate for such activities. Because of their potential to generate nuisances, an emphasis is placed on adequate buffering and development standards to provide reasonable protections for neighboring properties. Industrial uses should be discouraged in situations where such uses would incur unmitigated audible or other impacts on neighboring properties, particularly those with considerable residential density.

Typically, general industrial districts should only be located in areas designated for such activities by the comprehensive plan. These districts are generally intended to be located in areas served by public water and sewer, in close proximity to rail lines and/or airports, and where there is quick and convenient access to primary roads.

(Ord. of 03-08-2016)

Sec. 70-542. – Permitted uses.

In the general industrial district, land may be used for the following uses and any customarily incidental accessory use:

- (1) Accessory retail or office use, not exceeding twenty percent (20%) of the gross floor area of the principal use.
- (2) Brewery.
- (3) Building materials sales establishment.
- (4) Contractor's shop.
- (5) Data center.
- (6) Distillery.
- (7) Feed, grain, and fertilizer sales.
- (8) Greenhouse, commercial.
- (9) Laboratory.
- (10) Lumberyard or sawmill.
- (11) Machine shop.
- (12) Machinery and heavy equipment sales, rental, and service.
- (13) Manufacturing, processing, assembly, and/or packaging of goods within the following categories:
 - (a) Apparel and other fabricated textile products (SIC Major Group 23*);
 - (b) Converted paper and paperboard products (SIC Industry Group 267*);
 - (c) Electronics and electrical components;
 - (d) Fabricated metal products and machinery, not to include the usage of on-site foundries and/or smelting;
 - (e) Food products (SIC Major Group 20*), not to include any on-site slaughtering;

- (f) Furniture and fixtures (SIC Major Group 25*);
- (g) Leather products (SIC Major Group 31*);
- (h) Measuring, analyzing, and controlling instruments (SIC Major Group 38*);
- (i) Motor vehicles, motorcycles, travel trailers/campers, and related transportation parts and equipment;
- (j) Paperboard containers and boxes (SIC Industry Group 265*);
- (k) Pharmaceuticals, cosmetics, and toiletries;
- (l) Pottery, stone, and glass products;
- (m) Rubber and plastic products (SIC Major Group 30*);
- (n) Soaps, detergents, and specialty cleaners (SIC categories 2841 and 2842*);
- (o) Textile mill products (SIC Major Group 22*); and
- (p) Wood products, including prefabricated structures.
- (14) Outdoor power equipment, motorcycle, all-terrain vehicle, and watercraft repair and storage.
- (15) Printing and publishing facility.
- (16) Publicly-owned recreational uses and facilities.
- (17) Self-storage facility.
- (18) Signs in accordance with sections 70-547 and 70-696 et seq.
- (19) Temporary uses, with an approved zoning permit.
- (20) Vehicular repair, storage, and service.
- (21) Vocational training facility.
- (22) Wholesale or distribution center.

* Includes the stated uses as well as the types of manufacturing categorized under the referenced Standard Industrial Classification (SIC) groupings.

(Ord. of 03-08-2016)

Sec. 70-543. – Uses permitted by special use permit.

In the general industrial district, the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

- (1) Accessory retail or office use exceeding twenty percent (20%) but not greater than fifty percent (50%) of the gross floor area of the principal use.
- (2) Airport.
- (3) Brewery or Distillery with on-site food preparation.
- (4) Bulk fuel storage and distribution as a principal use.
- (5) Commercial recreational use.
- (6) Flea market.

- (7) Junkyard or salvage operation.
- (8) Landfill.
- (9) Manufacturing, processing, assembly, and/or packaging of goods within the following categories:
 - (a) Any use involving the usage of an on-site foundry and/or smelting processes;
 - (b) Carbon fiber and fiberglass products;
 - (c) Concrete, gypsum, and plaster products (SIC Industry Group 327*);
 - (d) Explosives (SIC category 2892*);
 - (e) Fertilizer, herbicide, pesticide, and other agricultural chemicals (SIC Industry Group 287*);
 - (f) Organic and inorganic chemicals (SIC Industry Groups 286 and 281*);
 - (g) Paints, varnishes, lacquers, adhesives, sealants and other similar fluids/compounds;
 - (h) Refined petroleum products (SIC Major Group 29*); and
 - (i) Structural clay products (SIC Industry Group 325*);
- (10) Materials recovery facility.
- (11) Mining, including stone-crushing and immediate on-site processing of mined materials.
- (12) Office/Office building as a principal use.
- (13) Place of worship.
- (14) Public utility facility.
- (15) Rendering plant, tannery, or other similar use of an odorous nature involving the production or processing of animal products.
- (16) Telecommunications tower.
- (17) Vehicular sales and rental.

* Includes the stated uses as well as the types of manufacturing categorized under the referenced Standard Industrial Classification (SIC) groupings.

(Ord. of 03-08-2016)

Sec. 70-544. – Setback and yards.

- (a) In the general industrial district, the regulations in this section shall apply to all buildings, all structures that require building permits, and all temporary or portable buildings greater than 150 square feet in floor area or greater than eight feet, six inches in height.
- (b) For setbacks from primary highways, see section 70-646 et seq.
- (c) The setback from any secondary road or subdivision street shall be 35 feet from the right-of-way.
- (d) The minimum side or rear yard width adjacent to a residential or agricultural district shall be 100 feet, or 50 feet for lots within the Thomas E. Lee Industrial Park. The side

or rear yard shall be suitably fenced or landscaped, or both, to protect the adjacent use from any adverse impact. Fencing shall be at least eight feet in height as measured from grade and shall consist of a solid material such that the industrial use is effectively screened from view. Landscaping shall at least consist of two rows of evergreen trees, at least eight feet in height and located 20 feet apart and staggered. The suitability of the fencing or landscaping shall be reviewed and approved as part of the site plan review before a zoning permit is issued. See section 70-116 et seq. The property owner shall be responsible for maintaining landscaping and fencing, including the replacement of dead trees and shrubs and the repair of any damaged or broken fencing, in a manner consistent with the provisions of this section.

(e) The minimum side or rear yard width adjacent to a commercial or industrial district shall be 50 feet.

(f) For corner lots, the minimum side yard width adjacent to the side street shall be 50 feet. For double-frontage lots, the minimum rear yard width shall be 50 feet.

(g) Setback and yard requirements for lots in the Thomas E. Lee Industrial Park:

(1) Front yard. Thirty-five (35) feet from any secondary road or fifty (50) feet when the opposing frontage is within an agricultural or residential district. For setbacks from primary road rights-of-way, see section 70-646 et seq.

(2) Side yard. Ten (10) feet when adjacent to an industrial or commercial district; fifty (50) feet when adjacent to an agricultural or residential district; zero (0) feet when adjacent to a railroad right-of-way.

(3) Rear yard. Ten (10) feet when adjacent to an industrial or commercial district; fifty (50) feet when adjacent to an agricultural or residential district; thirty-five (35) feet for double-frontage lots; zero (0) feet when adjacent to a railroad right-of-way.

(4) Corner lot yards. Thirty-five (35) feet adjacent to both frontages; fifty (50) feet when adjacent to or opposite from an agricultural or residential district.

(Ord. of 5-2-1996, § 1004; Ord. of 8-11-1998, § 1004.03; Ord of 03-08-2016)

Sec. 70-545. – Height regulations.

In the general industrial district, structures shall be 100 feet or less in height. The board of supervisors may grant a special exception to allow a structure taller than 100 feet. See section 70-67(a).

(Ord. of 5-2-1996, § 1005)

Sec. 70-546. – Signs.

(a) In the general industrial district, signs are permitted as set forth in this section. In granting a special use permit, the board of supervisors may allow signs that exceed these guidelines.

(b) The total area of permanent signs on any improved lot shall not exceed one square foot of sign for each linear foot of building frontage. The total area of signs shall be distributed among building, pylon and monument signs such that pylon signs make up no more than half the total.

(c) The total area of signs on any unimproved lot shall not exceed 32 square feet.

(d) The height of on-site pylon signs shall not exceed 18 feet. Building signs shall not project above the top of the building more than one-third of the total height of the building. The height of off-site signs shall not exceed eight feet.

(e) Signs may be lighted so that they are illuminated from within or have one or more lights shining on them so that each face of the sign is illuminated. Lights used to internally and externally illuminate each face of a sign shall be directed so as to minimize glare to passing motorists or pedestrians.

(f) Digital signs are permitted as set forth in section 70-701

(Ord. of 5-2-1996, § 1006; Ord. of 7-26-2011)

Secs. 70-547—70-549. – Reserved.