

SECTION 12. UTILITY- INDUSTRIAL DISTRICT (UID-1)

12.010 Purpose. To provide an area for mill overflow and public utilities as well as an area for light industrial activities. The standards set out in this section shall apply in this district.

12.020 Properties Included In This Section. (see Section 19 “assignment of properties to a district”)

12.030 Permitted Principal Uses. The following principal uses are permitted in the UID-1 District:

- A. Mill yard overflow,
- B. Fire control facilities,
- C. Game management,
- D. Public utilities, including but not limited to sewer, water, and electricity.

12.040 Permitted Principal Structures. The following principal structures are permitted in the UID-1 District: Structures as may be appropriate with the permitted principal uses of the district.

12.050 Permitted Accessory Uses. Uses customarily associated with and secondary to permitted principal uses shall constitute accessory uses in the UID-1 District.

12.060 Permitted Accessory Structures. Structures customarily associated with and secondary to permitted principal structures shall constitute accessory structures in the UID-1 District.

12.070 Conditional Uses. In the UID-1 District, the following uses are conditional, and are subject to the provisions of Section 26 (Conditional Use Permits):

- A. Uses which are accessory to permitted open space uses,
- B. Planned unit development,
- C. Public and quasi-public utility activities not covered by Section 33 (Modifications, Exceptions and Special Requirements),
- D. Light industrial uses, as determined and permitted by the Zoning Committee and approved by the County Board on an individual basis.

12.080 Structures Allowed Under Conditional Use Permits. The following structures may be allowed in the UID-1 District under the provisions of Section 26 (Conditional Use Permits):

- A. Public utilities,
- B. Streets, roads, and bridges,
- C. Structures for planned unit developments,
- D. Public and quasi-public utility structures not covered by Section 33 (Modifications, Exceptions and Special Requirements),
- E. Structures utilized in connection with any identified conditional uses

12.090 Dimensional Requirements. The following lot, height, and yard requirements are established for the UID-1 District:

- A. Yard Requirements. (There are no lot size requirements for this district.)
- B. Maximum Height,
 - 1. The maximum height for all principal structures shall be thirty-five (35) feet,
 - 2. The maximum height for accessory structures shall be thirty (30) feet.
- C. Setbacks:
 - 1. The minimum highway setback shall be regulated by Section 20 (Highway Access and Setbacks),
 - 2. The minimum side yard setback shall be fifteen (15) feet for all structures, and the minimum side yard setback, if abutting a residential district, shall be thirty (30) feet,
 - 3. The minimum rear yard setback shall be fifteen (15) feet for all structures, and the minimum rear yard setback, if abutting a residential district, shall be thirty (30) feet,
 - 4. No accessory structure may be placed in the required front yard,
 - 5. Side yard setback on a corner shall be thirty (30) feet.
- D. Lot, Height, and Yard Requirements for Conditional Uses. Lot, height, and yard requirements for structures and uses under conditional use permits shall be incorporated into said permits.

12.100 Additional Requirements. The following regulations shall apply within the UID-1 District:

- A. Section 29 as pertaining to parking,
- B. Section 30 as pertaining to the placement and use of signs,
- C. Section 34 (Administration) with respect to the requirement of site plan review.