

## **SECTION 13. EXCLUSIVE INDUSTRIAL DISTRICT (I-2)**

13.010 Purpose. To provide an area for industrial development which is:

- A. Located on transportation routes suitable for industrial traffic,
- B. Compatible with nearby land uses, and
- C. By the nature of the activity, requires municipal sewer and water service.

The standards set out in this section shall apply in this district.

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

13.030 Permitted Principal Uses. The following principal uses are permitted in the I-2 District:

- A. Any permitted principal use identified within the UID-1 District,
- B. Acoustical material storage and manufacture,
- C. Asphalt product and storage,
- D. Boat building,
- E. Building contractor, equipment and material storage,
- F. Bus line depot, garage, and repair,
- G. Carpentry, cabinet making, woodworking,
- H. Cement and concrete products manufacturing, sales and service,
- I. Dairy products manufacturing and sales,
- J. Electric light and power company yards,
- K. Express mail and packages warehouse and garage,
- L. Fish or meat wholesale, storage and curing,
- M. Freight depot,
- N. Frozen food, cold storage lockers,
- O. Gasoline, fuel oil, bulk storage tanks, and related facilities,
- P. Ice manufacturing, sales and storage,
- Q. Pipe and culvert sales and storage,
- R. Radio and television transmitting stations and tower,
- S. Resource recovery facility and resource recovery processing facility,
- T. Sawmill and lumber yard,
- U. Septic tank sales, service, and manufacture,
- V. Solid waste transfer station,
- W. Storage, campers, boats, etc,
- X. Storage warehouse.

13.040 Permitted Principal Structures. The following principal structures are permitted in the I-2 District: Structures as may be appropriate with the permitted principal uses of this district.

13.050 Permitted Accessory Uses. Uses customarily associated with and secondary to permitted principal uses shall constitute accessory uses in the I-2 District.

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13.070 Conditional Uses. In the I-2 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. Public and quasi-public utility activities not covered by Section 33 (Modifications, Exceptions and Special Requirements),
- C. Abattoir (slaughter house), eggs, and poultry processing,
- D. Automobile and truck salvage, scrap, and junk storage,
- E. Bottling plant,
- F. Clothing manufacture,
- G. Machine shop, welding, metal fabrication, processing and welding,
- H. Paper and wood product manufacturing and storage,
- I. Paving batch plant for cement, asphalt and related materials,
- J. Heavy industrial uses, as determined and permitted by the zoning committee on an individual bases.

13.080 Structures Allowed Under Conditional Use Permits. The following structures may be allowed in the I-2 District under the provisions of Section 26 (Conditional Use Permits):

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

13.090 Dimensional Requirements. The following lot, height, and yard requirements are established for the I-2 District:

- A. Yard Requirements. (There are no lot size requirements for this district)
- B. Maximum Height. The maximum height for all principal structures shall be thirty five (35) feet, and for an accessory structure, thirty (30) feet.
- C. Setbacks:
  1. The minimum highway setbacks 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 a 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.

13.100 Additional Requirements. The following regulations shall apply within the I-2 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 requirements of site plan review.