

or modified after the effective date of this amendment to the chapter:

- [1] Any speakers or sound systems may not be focused or directed towards any adjoining residential properties;
- [2] Any lighting may not be focused or directed toward any adjoining residential properties (for purposes of this section, it is permissible to have the illumination visible from the adjoining residential properties, but not directed at such residential properties); and
- [3] A baffle or screen shall be added to such commercial amusement if any such commercial amusement is designed so that patrons could view into any adjoining residential properties for any extended period of time.

(D) Screening requirements. Buffer Region plantings: Coniferous trees of at least 10 feet in height, and no more than 10 feet from one planting to the next, shall be planted in the Buffer Regions required under § 350-24(c)(15)(B)(ii).

(E) Conflicts. The provisions of this § 350-24(c)(15) shall govern to the extent any provisions hereof conflict with any other provisions of this chapter.

(16) Zoning District Schedule: Industrial-Commercial-Special Height Limitation IC-1.
[Amended 2-1-2023 by Ord. No. 1072]

IC-1 Uses Permitted								
	Maximum Dwelling Units Per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (feet)	Minimum Front to Street Ultimate Right-of-Way Line	Minimum Sides to Lot Lines (feet)	Minimum Rear to Lot Lines (feet)	Maximum Units Per Building	Maximum Height of Building Structure (feet)
PRIMARY USES								
Arcade Bank Business and professional office Child day-care center Coordinated development Dairy and food processing and distribution Flex space Forestry		Hotel Laundry and dry cleaning processing and distribution Lumber yard Manufacturing Massage service establishment Medical office Mixed-use building Motel			Office park Printing, binding, publishing, etc. Recreation facility Research and development facility Retirement facility Self-storage facility Service business Utility support facility Wholesale sales			
Any and all of the above		2.5 acres	300	50 ¹²	25	25		70 ²
Agriculture, horticulture, nursery, excluding raising and keeping of farm animals		5.0 acres	300	25	25	25		
Community mailbox structure				2	10	10		15
Emergency response service facility		20,000 square feet	200	50 ¹²	25	25		35
Historic resource ¹¹	Subject to the provisions of § 350-48(h)(3)							
Open space								
Place of worship		20,000 square feet	200	50 ¹²	25	25		35

IC-1 Uses Permitted								
	Maxi- mum Dwelling Units Per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (feet)	Minimum Front to Street Ul- timate Right-of- Way Line)	Minimum Sides to Lot Lines (feet)	Minimum Rear to Lot Lines (feet)	Maxi- mum Units Per Building	Maxi- mum Height of Building Structure (feet)
Public buildings and uses		20,000 square feet	200	50 ¹²	25	25		35
Recreation, low-intensity		3 acres	200	50	50	50		35
Restaurant, sit-down		1 acre	200	50 ¹²	25	25		35
Stormwater management facilities								35
ACCESSORY USES, Nonresiden- tial								
Child day-care center								
Communication facility, cellular	Subject to the provisions of § 350-48(c)(5)							
Communication facility, radio and television, nonresidential				¹	25	25		50
Community mailbox structure				2	10	10		15
Electric vehicle charging station	Subject to the provisions of § 350-48(e)(1)							
Farm outbuilding				75	25	25		50
Farm roadside stand				10	25	25		35
Geoexchange energy systems	Subject to the provisions of § 350-48(g)(3)							
Historic resource ¹¹	Subject to the provisions of § 350-48(h)(3)							
Off-street parking	Subject to the provisions of § 350-48(o)(2)							
Pavilion				¹	25	25		20
Signs				10	25	25		35
Solar energy systems, nonresidential	Subject to the provisions of § 350-48(s)(12)							
Storage building				¹	4	4		15
Temporary construction site office	Subject to the provisions of § 350-48(t)(1)							
Wind energy system, small freestand- ing	Subject to the provisions of § 350-48(w)(6)							
Wind energy system, small roof- mounted	Subject to the provisions of § 350-48(w)(7)							
ACCESSORY USES, Residential								
Accessory dwelling unit, attached	Subject to the provisions of § 350-48(a)(1)							
Communication facility, cellular	Subject to the provisions of § 350-48(c)(5)							
Communication facility, residential				¹	15	15		
Community mailbox structure				2	10	10		15
Family day-care homes								
Garage/carport, private				¹	4	4		20
Gazebo				¹	4	4		20
Geoexchange energy systems	Subject to the provisions of § 350-48(g)(3)							
Greenhouse, private				¹	4	4		20
Historic resource ¹¹	Subject to the provisions of § 350-48(h)(3)							

IC-1 Uses Permitted								
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Home-based business, low-impact								Subject to the provisions of § 350-48(h)(4)
Home-based business, no-impact								Subject to the provisions of § 350-48(h)(5)
Off-street parking								Subject to the provisions of § 350-48(o)(2)
Open space								
Solar energy systems, residential								Subject to the provisions of § 350-48(s)(13)
Sport court				¹	25	25		
Storage building				¹	4	4		20
Swimming pool, residential				¹	10	10		
Swimming pool, portable				¹	4	4		
Wind energy system, small freestanding								Subject to the provisions of § 350-48(w)(6)
Wind energy system, small roof-mounted								Subject to the provisions of § 350-48(w)(7)
SPECIAL EXCEPTION USES								
Accessory dwelling unit, employee								Subject to the provisions of § 350-48(a)(3)
Communication facility, cellular								Subject to the provisions of § 350-48(c)(5)
Motor vehicle repair facility		1 acre	150	50 ¹²	25	25		35
Motor vehicle service facility		1 acre	150	50 ¹²	25	25		35
Nursing home		3 acres	200	50 ¹²	50	50		35
Outdoor storage (bulk criteria as primary use only)		1 acre	150	50	25	25		35
School, college and/or university		1 acre	150	50 ¹²	25	25		35
Treatment center		1 acre	150	50 ¹²	50	25		35

¹ Five feet greater than that observed by the associated permitted principal use.

² Subject to the provisions of § 350-31(d) and (e).

¹¹ Existing dimensional requirements of the underlying zoning district shall apply to the historic resource. Any alterations or adaptive re-use of the historic resource may require approval of a conditional use as referenced in § 350-33.

¹² Front yard setback may be reduced in accordance with the provisions of § 350-45(d).

IC-1 Uses Permitted								
	Maximum Dwelling Units Per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (feet)	Minimum Front to Street Ultimate Right-of-Way Line (feet)	Minimum Sides to Lot Lines (feet)	Minimum Rear to Lot Lines (feet)	Maximum Units Per Building	Maximum Height of Building Structure (feet)
CONDITIONAL USES								
Incinerator								Waste to energy facility
Sanitary landfill								Waste treatment facility

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Any and all of the above in which the description to gross square footage of buildings and service areas are as follows:								
Less than 25,000 square feet		5.0 acres	450	150	150	150		70 ²
25,000 square feet or more		10.0 acres	600	225	225	225		70 ²
Motor freight terminal		5.0 acres	450	50	50	50		70 ²
Special event venue		2.0 acre	200	100	100	100		35
Warehousing and distribution		5.0 acres	450	50	50	50		70 ²

¹ Five feet greater than that observed by the associated permitted principal use.

² Subject to the provisions of § 350-42(h).

¹¹ Existing dimensional requirements of the underlying zoning district shall apply to the historic resource. Any alterations or adaptive re-use of the historic resource may require approval of a conditional use as referenced in § 350-48(h)(3).

¹² Front yard setback may be reduced in accordance with the provisions of § 350-45(d).

(17) Zoning District Schedule: Industrial I. [Amended 2-1-2023 by Ord. No. 1072]

I Uses Permitted								
	Maximum Dwelling Units Per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (feet)	Minimum Front to Street Ultimate Right-of-Way Line (feet)	Minimum Sides to Lot Lines (feet)	Minimum Rear to Lot Lines (feet)	Maximum Units Per Building	Maximum Height of Building Structure (feet)
PRIMARY USES								
Coordinated development Dairy and food processing and distribution Flex space Forestry Laundry and dry cleaning processing and distribution Manufacturing Mixed-use building Printing, binding, publishing, etc.								
Any and all of the above		2.5 acres	300	50 ¹²	25	25		35
Agriculture, horticulture, nursery, excluding raising and keeping of farm animals		5 acres	300	25	15	15		
Agriculture, horticulture, nursery, including raising and keeping of farm animals		5 acres	300	25	15	15		
Community mailbox structure				2	10	10		15
Emergency response service facility		20,000 square feet	200	50 ¹²	25	25		35
Historic resource ¹¹								
Open space								
Place of worship		20,000 square feet	200	50 ¹²	25	25		35
Public buildings and uses		20,000 square feet	200	50 ¹²	25	25		35