

**District Intent:**

The "I2", Industrial: General zoning district is intended to provide locations for general production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial developments and uses.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

**Amendment(s):**

Former Section 3.23(C) revised per City Ord. 5, 2009 (2.17.09) & County Ord. 2, 2009 (3.2.09).

Sections 3.24 (A) and (B) per County Ord. 5, 2016 (5.23.16)

**3.24 Industrial: General (I2)****A. Permitted Primary Uses:**

*Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.*

**Agriculture Uses**

- farm

**Communications / Utilities Uses\***

- communication service exchange
- sewage treatment plant
- utility substation
- water tower

\*see also Section 1.2(B)(5) for exemptions

**Public / Semi-Public Uses**

- government facility (non-office)
- parking lot / garage (as a primary use)
- police, fire, or rescue station

**Park Uses**

- nature preserve / conservation area

**Commercial Uses**

- auto-oriented uses (medium scale)
- builder's supply store
- conference center
- data processing / call center

**Industrial Uses**

- contractor's office / workshop
- dry cleaners (commercial)
- food & beverage production
- general industrial production
- light industrial assembly & distribution
- light industrial processing & distribution
- mini-warehouse self-storage facility
- research & development facility
- truck freight terminal
- warehouse & distribution facility

**B. Conditional Primary Uses:**

*Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.*

**Agriculture Uses**

- animal boarding

**Public / Semi-Public Uses**

- clinic
- day-care center (adult or child)
- trade or business school

**Commercial Uses**

- agricultural supply facility
- agri-business facility
- agri-tourism facility
- equipment rental
- farm equipment sales & service
- microbrewery / artisan distillery
- office uses
- personal service uses
- restaurant
- truck stop / travel center

**Industrial Uses**

- agricultural products terminal
- agri-industrial facility
- boat / RV storage facility (outdoor)
- truck sales & service center

## 3.24 Industrial: General (I2)

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### C. Lot Standards

#### Minimum Lot Area

- 1 acre (43,560 square feet)

#### Minimum Lot Width

- 100 feet

#### Minimum Lot Frontage

- 50 feet

#### Maximum Lot Coverage

- 75%

#### Minimum Front Setback

- Arterial Street or Road: 50 feet
- Collector Street or Road: 35 feet
- Local Street or Road: 25 feet

#### Minimum Side Setback

- Primary Structure: 20 feet
- Accessory Structure: 20 feet

#### Minimum Rear Setback

- Primary Structure: 20 feet
- Accessory Structure: 20 feet

#### Minimum Living Area per Dwelling

- not applicable

#### Minimum Ground Floor Living Area

- not applicable

#### Maximum Primary Structures per Lot

- 1\*

\*combined industrial operations with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

#### Maximum Height

- Primary Structure: 50 feet
- Accessory Structure: 40 feet

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### D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

### Cross-References