

SECTION 529. - I-2 GENERAL INDUSTRIAL PARK DISTRICT

529.1. - Purpose

The purpose of the I-2 General Industrial Park District is to provide areas for the establishment of general industrial uses necessary for the development of a sound and diversified economic base and to encourage the development of these uses in a manner which will be compatible with and protect the overall area in which it is located, while prohibiting such uses which would interfere with the development of industrial uses or which would adversely affect the surrounding area.

(Ord. No. 21-36, § 5(Att. A), 12-7-21)

529.2. - Permitted Uses

Only those industrial, manufacturing, compounding, processing, packaging, or treatment uses and processes from the following listing are allowed when and only if they do not represent a health or safety hazard to the community through air, water, and noise pollution, including the production or emission of dust, smoke, refuse matter, toxic or noxious odors, explosives, gas and fumes, excessive noise or vibration, similar substances, and conditions based on the determination by the County Administrator or designee.

- A. Unless otherwise provided in this chapter, all permitted uses in the I-1 Light Industrial Park District.
- B. Automobile wrecking, junkyards, iron, or rag storage.
- C. Cement, lime, or gypsum mixing or manufacturing of plaster of Paris or other similar products.
- D. Distillation of bones.
- E. Fat rendering: soap, tallow, grease, or lard manufacturing.
- F. Garbage, offal, or dead animal reduction or dumping.
- G. Glue, size, or gelatin manufacturing.
- H. Paper or pulp manufacturing.
 - I. Recycling operations.
 - J. Refining or mixing of petroleum or its products, such as asphalt.
- K. Rubber or gutta-percha manufacturing or treatment.
- L. Smelting of aluminum, tin, copper, zinc, or iron ores.
- M. Stockyards or slaughter of animals.
- N. Tanning, curing, or storage of raw hides.

- O. Transfer stations.
- P. Any other use that is determined to be of the same general character as those uses allowed under permitted uses.

(Ord. No. 20-39, § 5(Att. A), 12-8-20; Ord. No. 21-36, § 5(Att. A), 12-7-21)

529.3. - Conditional Uses

- A. Aircraft landing fields and helicopter pads subject to the approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no such aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- B. Automobile racetracks.
- C. Medical waste disposal facilities.
- D. Explosive and fireworks manufacturing or wholesale distribution and warehousing.
- E. Construction and demolition-debris dumps, subject to all local, State, and Federal regulations.
- F. Yard trash disposal facilities.
- G. Wastewater treatment plants; all districts unless accessory to a development.
- H. Hazardous waste storage and transfer sites.
 - I. Gas manufacturing.
 - J. Fertilizer manufacturing.
 - K. Acid manufacturing.
 - L. Wholesale storage of chemicals, gasoline, or liquefied petroleum gas.
- M. Chemical manufacturing plants.
- N. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils subject to all local, State, and Federal regulations.
- O. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

(Ord. No. 21-36, § 5(Att. A), 12-7-21)

529.4. - Special Exceptions

- A. Solar Facility as a principal use
- B. Free-Standing Recreational Vehicle/Boat Storage in compliance with Section 1105 of this Code.

(Ord. No. 21-23, § 5(Att. A), 10-12-21; Ord. No. 21-36, § 5(Att. A), 12-7-21)

529.5. - Performance Standards

Industrial activities shall be in conformance with standards established by the County. Industrial activities shall emit no obnoxious, toxic, or corrosive dust, dirt, fly ash, fumes, vapors, or gases which can cause any damage to human health, animals or vegetation, or to other forms of property, or which can cause any soiling or staining of persons or property at any point beyond the lot line of the use creating the emission; discharge no smoke of a consistency which will restrict the passage of sunlight beyond the property line; emit any obnoxious odor perceptible beyond the lot boundaries; produce no heat or glare perceptible beyond the lot boundaries; produce no electromagnetic radiation or radioactive emission injurious to human beings, animals, or vegetation (electromagnetic radiation or radioactive emissions shall not be of any intensity that interferes with the use of any other property); discharge of any untreated, potentially dangerous effluent from plant operations into local surface or subsurface drainage courses. Any development activities occurring adjacent to existing agricultural uses shall provide adequate buffering against discharges and emissions listed above and generated by the ongoing agricultural use.

(Ord. No. 21-36, § 5(Att. A), 12-7-21)

529.6. - Storage and Waste Disposal

- A. All outdoor facilities for fuel, raw materials, and products; and all fuel, raw material, and products stored outdoors, shall be enclosed by an approved safety fence and visual screen and shall conform to all yard and fencing requirements imposed upon the main building in this district.
- B. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by normal, natural causes or forces, nor shall any substance which can contaminate a stream or watercourse or otherwise render such stream or watercourse undesirable as a source of water supply or recreation or which will destroy aquatic life, be allowed to enter any stream or watercourse.
- C. All materials or wastes which might cause fumes or dust, which constitute a fire hazard, or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.

(Ord. No. 21-36, § 5(Att. A), 12-7-21)

529.7. - Area and Lot Width Regulations

- A. Minimum Lot Area: 40,000 Square Feet.
- B. Minimum Lot Width: 200 Feet.
- C. Minimum Lot Depth: 200 Feet.

(Ord. No. 21-36, § 5(Att. A), 12-7-21)

529.8. - Coverage Regulations

Lot Coverage: All buildings, including accessory buildings, shall not cover more than 50 percent of the lot.

(Ord. No. 21-36, § 5(Att. A), 12-7-21)

529.9. - Yard Regulations

The following minimum building line setbacks measured from the property lines are required in yard areas listed below, unless otherwise specified:

- A. Front: 25 feet.
- B. Side: 15 feet each side.
- C. Rear: Minimum of 25 feet in depth. Rear yards may be reduced to zero when the rear property coincides with a railroad siding; however, no trackage shall be located nearer than 400 feet from any residential district.
- D. An open yard of no less than 200 feet in width shall be provided along each I-2 General Industrial Park District boundary which abuts any district other than agricultural, commercial, or industrial. Such open yards shall be in lieu of front, side, or rear yards on that portion of lots which abut district boundaries. The 150 feet of such yard nearest to the district boundary shall not be used for any processing activity, building, parking, or structure other than fences, walls, drainage facilities, or signs and shall be improved and maintained with a landscaped buffer strip in accordance with this Code. The remaining 50 feet of the said open yard shall not be used for processing activities, buildings, or structures other than on-site parking lots for passenger vehicles, fences, or walls.

(Ord. No. 21-36, § 5(Att. A), 12-7-21)

529.10. - Height Regulations

The maximum building height shall be four stories or 60 feet, except in an Urban Service Area where there is no maximum building height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

(Ord. No. 21-36, § 5(Att. A), 12-7-21)

529.11. - On-Site Parking Regulations.

On-site parking shall be provided in accordance with this Code, Section 907.1.

(Ord. No. 21-36, § 5(Att. A), 12-7-21)

529.12. - Development Plan

Development plans shall be submitted in accordance with this Code, Chapter 400.

(Ord. No. 21-36, § 5(Att. A), 12-7-21)