

## **SECTION 1103 INDUSTRIAL TWO (I-2)**

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- A. The purpose of the Industrial Two district is to provide for those types of heavy industrial uses, which are of a warehouse and manufacturing type and such uses are significant in size, which cannot be accommodated in an Industrial One district since they involve heavy equipment, machinery, or other products which require sufficient infrastructure and results in a substantial economic impact. Such districts will be organized to provide employment opportunities for regional and extra regional labor markets. Districts will be located on lands with direct access to expressways and/or arterials.

### **Section 1103.1 Principally Permitted And Accessory Uses**

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- A. Table 5-5, in Section 505.4, identifies the principally permitted and accessory uses within the I-2 district.

Effective on: 12/20/2022

### **Section 1103.2 Conditional Uses And Criteria**

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- A. Table 5-5, in Section 505.4, identifies those uses which are conditionally permitted within the I-2 district, subject to the approval and qualifications of the Board of Adjustment, provided: a) the activity is provided primarily in support of and obtains its trade from the employees of the district; b) the activity is of integral relation to the purpose of the district; c) the use, building, or structure is subservient to and not of scale, nature, trade, or other character which will compete, detract, or conflict with the purpose and permitted uses of the district; and d) provided the arrangement of uses, buildings, or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

Effective on: 12/20/2022

### **Section 1103.3 Intensity**

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- A. The maximum intensity of uses in an Industrial Two district shall not exceed 22,000 square feet of gross floor area per acre.

Effective on: 12/20/2022

### **Section 1103.4 Minimum Size**

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- A. The minimum size and extent of an Industrial Two district, including all the contiguous private property so designated, shall not be less than ten (10) acres.

Effective on: 12/20/2022

### **Section 1103.5 Supplemental Zoning Map Amendment Standards**

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- A. Zoning Map Amendment applications which request the I-2 district, and which involve sites that are located within areas designated as "Business Park" by the Boone County Comprehensive Plan's Future Land Use Map, shall be assessed relative to the standards in SECTION 1610 "Design Standards" in conjunction with the provisions of ARTICLE 3 "Amendment."

Effective on: 12/20/2022

### **Section 1103.6 Specific Use Standards**

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- A. Kennel
1. Within the City of Florence, kennels are only allowed when not adjoining a residential zoned property.
- B. Radio and TV Station
1. Relay, transmitting or receiving towers, or similar free standing equipment shall be prohibited.
- C. Veterinary Animal Hospital or Clinic
1. Boarding of animals shall be prohibited.

Effective on: 12/20/2022