

§ 134-48. Industrial (I) district.

§ 134-48.1. Permitted uses. [Amended 2-13-2012 by Ord. No. 6-2012; amended 10-17-2012 by Ord. No. 48-2012; amended 3-6-2013 by Ord. No. 4-2013]

All activity as permitted by this zoning district shall be conducted within a building, except as otherwise provided by this ordinance. In addition to those uses listed in § 134-29 and § 134-31, no land shall be used and no structure shall be erected, altered or occupied for any purposes except the following:

- A. Building material storage yards and contractor storage yards pursuant to § 134-67.4, Outdoor Storage and Outdoor Display in Industrial Districts.
- B. Repair and machine shops and woodworking shops.
- C. Industrial operations or uses, industrial facilities. **[Ord. No. 20-2015 § 11]**
- D. Warehousing.
- E. Self-storage facilities.
- F. Cogeneration facilities.
- G. Research laboratories.
- H. Professional, personal or commercial services.
- I. Dog day care.
- J. Municipal uses.
- K. Commercial recreation.
- L. Lodges.
- M. Hotels and motels shall be prohibited.
- N. Accessory uses and accessory structures customarily incidental to the above uses and located on the same lot as the principal use to which they are accessory.

§ 134-48.2. Conditional uses.

- A. Adult entertainment uses limited to adult bookstores, adult motion picture theaters, adult entertainment cabarets and peep shows, as defined in Article I, subject to the requirements of § 134-63.2.
- B. Billboards subject to the requirements of § 134-63.5.
- C. Small wind energy systems subject to the requirements of § 134-63.6.

§ 134-48.3. Area and bulk requirements. [Amended 2-15-2012 by Ord. No. 6-2012;

3-19-2025 by Ord. No. 15-2025]

Planned industrial parks. Within a planned industrial park, such development shall be in accordance with the requirements set forth in § 134-52 (Planned Development) and the following minimum standards:

- A. Minimum lot area: 2 acres.
- B. Minimum lot width: 200 feet.
- C. Minimum lot depth: 200 feet.
- D. Maximum impervious coverage: 70%. The remaining 30% shall be landscaped pursuant to § 134-85 of this chapter. **[Ord. No. 39-2014 § 2]**
- E. Minimum setback for a principal structure:
 - (1) From a residential property line: 100 feet.
 - (2) From all other property lines: 50 feet.
- F. Minimum setback for an accessory structure:
 - (1) Side yard: 30 feet.
 - (2) Rear yard: 30 feet.
- G. Maximum building height:
 - (1) Principal structure: 2.5 stories or 50 feet, whichever is less.
 - (2) Accessory structure: 25 feet.
- H. Buffers: Any yard abutting a residential zone shall provide a 50-foot landscaped buffer in accordance with the requirements of § 134-86 (Buffers).