

**3-13 HEAVY INDUSTRIAL ZONE (I-2)**

**A. INTENT**

This Zone permits industrial development given the existence of the appropriate government services and utilities. The development shall be sited and designed so as to avoid neighborhoods and residential development in light of the potential nuisances or other hazards.

**B. USES FOR THE ZONE**

The Permitted, Accessory and Conditional Uses for lots and structures are set forth in the Land Use Table (Table 1, Pg. 56).

**C. DIMENSION AND AREA REGULATIONS**

The regulations on the dimensions and area for lots and yards are set forth as follows:

- 1) Minimum Lot Size – 3.0 acres;
- 2) Minimum Lot Frontage – 210’;
- 3) Minimum Width to Length Ratio – 1:3 until 300’ of road frontage;
- 4) Minimum Front Yard Setback – 50’;
- 5) Minimum Side Yard Setback –20’; 40’ adjoining commercial zones, 100’ adjoining residential and agricultural zones;
- 6) Minimum Rear Yard Setback –35’; 40’ adjoining commercial zones, 100’ adjoining residential and agricultural zones;
- 7) Maximum Lot Coverage – 0.85
- 8) Street Construction – New subdivision streets must intersection with government maintained roads with a minimum of 40 foot dedicated right-of-way and a minimum 18-foot road surface. To achieve street connectivity the Commission may approve secondary streets to intersect with other government maintained roads.

**ADDITIONAL STANDARDS THAT MAY APPLY**

Development Requirements, Pg. 73  
Parking Standards, Pg. 89  
Signage Standards, Pg. 97  
Landscaping Standards, Pg. 103

Lighting Standards, Pg. 105  
Building and Electric Permits, Pg. 117  
Special Provisions, Pg. 143  
• OUTDOOR STORAGE AND DISPLAY, Pg. 147  
• REFUSE / GARBAGE DISPOSAL CONTAINERS, Pg. 148