

## Chapter 84. Zoning

### Article XII. Industrial Zoning Districts

#### § 84-38. I-2 Light Industrial District.

[Amended 6-14-1983 by Ord. No. 4-1983; 4-18-1989 by Ord. No. 3-1989; 7-24-1990 by Ord. No. 5-1990; 10-9-1990 by Ord. No. 8-1990; 1-23-1993 by Ord. No. 1-1993; 10-25-1994 by Ord. No. 3-1994; 10-24-1995 by Ord. No. 7-1995 ; 4-9-1997 by Ord. No. 7-97 ; 4-22-1998 by Ord. No. 5-1998; 3-10-1999 by Ord. No. 2-1999; 5-9-2001 by Ord. No. 6-2001; 5-9-2001 by Ord. No. 6-2001 ; 9-25-2002 by Ord. No. 11-2002; 8-10-2005 by Ord. No. 7-2005; 6-28-2006 by Ord. No. 6-2006; 10-24-2007 by Ord. No. 11-2007; 12-14-2011 by Ord. No. 12-2011; 6-12-2013 by Ord. No. 03-2013; 9-2-2014 by Ord. No. 3-2014; 10-8-2014 by Ord. No. 4-2014; 2-11-2015 by Ord. No. 1-2015; 5-13-2015 by Ord. No. 4-2015(A); 7-8-2015 by Ord. No. 4-2015; 4-12-2017 by Ord. No. 1-2017; 8-17-2021 by Ord. No. 12-2021; 3-5-2024 by Ord. No. 1-2024; 9-16-2025 by Ord. No. 8-2025]

- A. District purpose and use regulations. The purpose of this district is to provide areas for a wide variety of industrial and selected business uses seeking attractive settings where lot sizes and industrial and business uses would tend to be smaller than those in the I-1 District. A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:
- (1) Research, engineering or test laboratory.
  - (2) Any production, processing, cleaning, testing, repair, storage and distribution of materials, goods, foodstuffs and products, not involving a retail activity on the lot and not including a junkyard or the slaughtering of animals.
    - (2.1) Miniwarehouse or self-storage facility.
    - (2.2) Wholesale sales, storage or distribution.
  - (3) Municipal, county, state and federal uses including fire, police and ambulance facilities.
  - (4) Contractor's establishment not engaging in any retail activities on the site.
  - (5) Office building, medical office building or clinic, including outpatient medical services.
  - (6) Mass transit station.
  - (7) Public place of amusement or recreation; athletic club.
  - (8) Financial establishment.
  - (9) Commercial greenhouse.
  - (10) Agricultural use: as prescribed by the farm regulations in § 84-50.
  - (11) Automobile body repair and paint shop or automobile repair shop.
  - (12) Hotel/motel, provided that the minimum lot size for the use shall be three acres.

(13) Forestry, subject to the standards in § **84-57.8**.

(14) Mineral extraction.

(14.1) Microbrewery, brewery pub and limited distillery.

(14.2) Rental business.

(14.3) Food stand.

(15) Accessory uses which are clearly incidental to the principal building, structure or use, including but not limited to restaurant, cafeteria or recreational uses and a home-related business as an accessory use to a lawful nonconforming single-family detached dwelling.

(16) The following uses shall be permitted as a special exception when authorized by the Zoning Hearing Board, subject to Article **XVII** of this chapter. The area and bulk regulations of this article, the design standards of this article and the general performance standards of this article shall apply to all uses permitted by special exception in the Light Industrial District.

(a) Radio and television transmitter, including such as an accessory use, if it is of any type requiring licensing by the Federal Communications Commission (FCC).

(b) Child day-care center, adult day-care center and group day-care center.

(c) Retail sales as an accessory use, subject to the limitations imposed by § **84-53**.

(d) Churches.

(17) The following uses shall be permitted as a conditional use when authorized by the Board of Supervisors. In allowing a conditional use, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this Zoning Chapter, as it may deem necessary to implement the purposes of the MPC and this Zoning Chapter.

(a) (Reserved)

(b) Public utility facility and gas and liquid pipeline facility subject to the standards in § **84-56**.

(c) Motorcycle sales and sale of related merchandise and the operation of a repair shop for the motorcycles as an accessory use thereto, provided that the lot on which the use is proposed does not abut a residential zoning district.

B. Area and bulk regulations. The following area and bulk regulations shall apply to all uses in the I-2 District.

(1) Lot size: two acres minimum.

(2) Lot width at building setback line: 200 feet minimum.

(3) Lot width at street right-of-way line: 50 feet minimum.

(4) Lot coverage: 50% maximum.

(5) Building setback line: 50 feet minimum.

(6) Side yards: 30 feet minimum for each side yard.

(7) Green area (landscaped): 30% minimum.

(8) Rear yard: 35 feet minimum.

(9) Building height: 40 feet maximum.

(10) Tower and chimney location: 50 feet minimum from any lot line.

(11) Paved surface area: a maximum of 60% of the lot area.

(12) Yard contiguous to a residential zoning district or a residential use:

(a) Rear yard: 100 feet.

(b) Side yard: 100 feet.

(c) The one-hundred-foot side/rear yards provided for in Subsection **B(12)(a)** and **(b)** shall be maintained as a buffer zone as follows:

[1] The one-hundred-foot side/rear yards shall be treated as a buffer zone and shall be left and retained in their natural states, with all natural vegetation left undisturbed.

[2] In the event that the screening requirements of § **84-55A** are not met after application of § **84-38B(12)(c)[1]**, there shall be added to the undisturbed buffer zone the screening required by § **84-55A**.

[3] The buffer zone shall not be used for any industrial or accessory use, nor shall any structure, building, parking, roads or driveways be permitted within such zone, and the zone shall be left and maintained in its natural state.

[4] For purposes of this subsection, the words "natural vegetation" shall mean any plant life, including, but not limited to, grasses, bushes, trees, vines and any other flora located on a lot.

(13) Parking area setback from property lines:

(a) Side or rear yard: 10 feet minimum.

(b) Front yard: 20 feet minimum.

(14) Height of structure: 60 feet maximum.

C. Design standards. The design standards in the Campus Light Industrial District shall also apply to the Light Industrial District.

D. General performance standards. Uses located in the Light Industrial Zoning District shall comply with § **84-57.1**, General performance standards, located in Article **XIV** of this chapter.