

7.11 “I-2” Heavy Industrial District**7.11.1 Purpose**

This District is intended to allow manufacturing and industrial uses that require limited services which may not be appropriate in other areas due to noise, dust, vibration, traffic, outdoor storage or other impacts which may not be compatible with other uses.

7.11.2 Permitted Uses

- (A) Adult Uses according to Section 9.2
- (B) Cabinet Shops
- (C) Essential services in accordance with Section 9.11
- (D) Field crops
- (E) Historic Sites and Areas
- (F) Manufacturing, Light
- (G) Micro-WECS subject to Section 9.23
- (H) INTENTIONALLY BLANK
- (I) Truck Terminal
- (J) Warehousing
- (K) WECS Meteorological Tower for a period of 4 years or less and subject to Section 9.23 (Ord. #440, adopted 10/20/09)
- (L) Wholesale businesses
- (M) Wind energy conversion systems in accordance with Section 9.23
- (N) Testing, Cannabis in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)
- (O) Transport, Cannabis in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)

- (P) Wholesale, Cannabis in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)

(Ord. #219 adopted 09/01/92) (Ord. #271 adopted 01/21/97) (Ord. #356 adopted 03/18/03)

7.11.3 Accessory Uses

(Ord. #445, adopted 04/12/11)

- (A) Accessory Buildings
- (B) Temporary Sales / Transient Merchant Stands, in accordance with Section 9.25 (Ord. #483, adopted 02/15/22)
- (C) Delivery, Cannabis in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)
- (D) Retail, Cannabis in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)

7.11.4 Conditional Uses

- (A) Alcohol Fuel Plants
- (B) Animal hospitals
- (C) Auto fuel stations and truck stops in accordance with Section 9.5
- (D) Automobile and Vehicle Sales
- (E) Auto Salvage
- (F) Bulk liquid storage
- (G) Cafes and restaurants
- (H) Car washes (when separate from Auto service)
- (I) Child Care Center (Ord. #458 adopted 01/17/17)
- (J) Commercial wind energy conversion systems in accordance with Section 9.23

- (K) Communication towers in accordance with Section 9.8
- (L) Convenience stores
- (M) Farming, general
- (N) Feed storage
- (O) Grain elevators
- (P) High voltage transmission lines of between 100 and 200 kilovolts according to Section 9.11.
- (Q) Junkyards
- (R) Kennels
- (S) Manufacturing, Heavy
- (T) Recycling Center in accordance with Section 9.21
- (U) Restaurants, Cafes, and Taverns
- (V) Saw Mills
- (W) Sewage treatment plants
- (X) Slaughterhouses / meat processing plants
- (Y) Solid Waste Management Facilities in accordance with Section 9.21
- (Z) Substations with a voltage designed for and capable of operations at a nominal voltage of 100 kilovolts or more according to Section 9.11.
- (AA) Tire Collector (Ord. #447, adopted 12/20/11)
- (BB) Transfer Station
- (CC) Truck wash
- (DD) WECS Meteorological Tower for a period of more than 4 years and subject to Section 9.23 (Ord. #440, adopted 10/20/09)
- (EE) Public Utility Buildings (Ord. #487, adopted 01/17/23)

(Ord. #271, adopted 01/21/97) (Ord. #354, adopted 01/21/03) (Ord. #412, adopted 07/17/07) (Ord. #429, adopted 07/15/08)

7.11.5 Interim Uses:

(Ord. #441, adopted 06/15/10)

- (A) Mining operations in accordance with Section 9.16
- (B) Solar Garden, Private in accordance with Section 9.20
- (C) Uses involving the storage, utilization or manufacture of materials or products which decompose by detonation
- (D) Single family dwelling for caretakers residence
- (E) Auction Business, in accordance with Section 9.24 (Ord. #483, adopted 02/15/22)
- (F) Open Storage in compliance with Section 8.6 (Ord. #491, adopted 12/17/24)
- (G) Cannabis Cultivation, Indoor in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)
- (H) Cannabis Cultivation, Outdoor in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)
- (I) Cannabis Cultivation, Mixed-Light in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)
- (J) Manufacturing, Hemp or Cannabis in compliance with Section 9.27 (Ord. #497, adopted 12/17/24)

7.11.6 Lot and Site Dimensions

(Ord. #308, adopted 11/04/99)

(A) Lot Dimensional Standards

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|-----|-----------|------------------|
| (1) | Lot Area | 5 acres minimum |
| (2) | Lot Width | 300 feet minimum |

(3) Lot Depth 330 feet minimum

(B) Site Dimensional Standards

(1) Setbacks

(a) All Structures, Setbacks from Roads:

(Ord. #440, adopted 10/20/09) (Ord. #470, adopted 01/22/19)

Classified Roads	Setback from centerline*	Setback from right-of-way*
Principal Arterial	150 feet	100 feet
Minor Arterial	125 feet	65 feet
Major Collector	125 feet	65 feet
Minor Collector	125 feet	65 feet
Local collectors and un-classified roads	Setback from centerline*	Setback from right-of-way*
County Road	125 feet	65 feet
Township Road	98 feet	65 feet

* The more restrictive standard will apply.

(b) Abutting residential district

(i) Side Yard 120 feet minimum

(ii) Rear Yard 120 feet minimum

(c) Abutting non-residential district

(i) Side Yard 20 feet minimum

(ii) Rear Yard 40 feet minimum

(Ord. #407, adopted 11/14/06)

(2) Building Height Maximum None

(3) Building Bulk maximum 50 percent of net site area