

§ 152.035 GENERAL INDUSTRIAL DISTRICT (I-2).

- (A) *Purpose.* The General Industrial District is intended to provide for the establishment of a heavy industrial and manufacturing district which because of the nature of the product or character of activity requires isolation from residential, agricultural, or commercial uses.
- (B) *Permitted uses.*
- (1) General: all fabricating, manufacturing, production, processing, or warehousing of materials, goods, and products, except as provided in Division (C)(1) of this Section.
 - (2) Wholesale uses.
 - (3) Shoreland: no permitted uses in shoreland.
- (C) *Conditional uses.*
- (1) Uses which are objectionable by reason of odor, dust, smoke, gas, vibration, or noise, such as salvage yards, distillation operations, fertilizer manufacture, and food processing.
 - (2) Shoreland: no conditional uses in shoreland.
- (D) *Accessory uses.*
- (1) Accessory buildings and structures.
 - (2) Buffers.
 - (3) Essential services.
 - (4) Fences.
 - (5) Loading areas.
 - (6) Parking lots.
 - (7) Satellite dishes.
 - (8) Signs.
- (E) *Yard requirements.*
- (1) *General yard requirements.*

	<i>Permitted and Conditional Uses</i>	<i>Accessory Uses</i>
Lot area, minimum sq. ft.	20,000	
Lot frontage, minimum at front yard setback	150 feet	
Lot frontage for shoreland, minimum at front yard setback	N.A.	
Front yard setback	75 feet	75 feet
Rear yard setback if abutting Residential or Agricultural Districts	35 feet 75 feet	35 feet 75 feet

Side yard setback, interior if abutting Residential or Agricultural Districts	25 feet 75 feet	25 feet 75 feet
Side yard setback, corner	25 feet	25 feet
Shoreland setback Sewered lots Unsewered lots Sewage treatment system	N.A. N.A.	75 feet 150 feet 75 feet

(2) *Nongeneral yard requirements.* The above general yard requirements shall apply, except as follows:

- (a) Accessory buildings shall not be permitted in shoreland;
- (b) Signs: additional yard requirements for signs are set forth in this Chapter;
and,
- (c) Setbacks for the following uses located within the shoreland shall not be less than:
 - 1. Fences: 0 feet.
 - 2. Parking lots: 30 feet.
 - 3. Pumphouses: 5 feet.
 - 4. Satellite dishes: 30 feet.
 - 5. Signs: 50 feet.

(F) *Additional restrictions.* Performance standards and supplemental restrictions are set forth in this Chapter.