

CHAPTER THREE

ZONING

3.4 NONRESIDENTIAL ZONING DISTRICTS

H. I-2: General Industrial

1. **Purpose.** To provide areas of heavy and concentrated fabrication, manufacturing and industrial uses which are compatible with adjacent uses, easy semi-tractor trailer access to the state highway system and/or railroads and the

I-2 Summary	
Primary Uses	Manufacturing, office, commercial services
Max. Intensity	2.0 FAR

availability of public services and facilities. Conflicts between the I-2 District must be minimized with other uses by orderly transitions and buffers between Uses. This District implements the *industrial* future land use classification of the GROWTH PLAN.

2. **Authorized Uses.** Table 3.5 lists the authorized uses in the I-2 district.
3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:
 - a. Nonresidential intensity shall not exceed a floor area ratio (FAR) of 2.0; and
 - b. The minimum lot size shall be one (1) acre, except where a commercial or industrial center is subdivided.
4. **Street Design.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.
5. **Performance Standards.** The performance standards for the I-1 district shall apply in the I-2 district except that the Director may approve outdoor storage as a principle use without requiring a conditional use permit.