

**Article 12. Industrial, General, District I-2**

**Sec. 22-12-1. Statement of intent.**

The primary purpose of this district is to establish an area as defined by the Comprehensive Plan where the principal use of land is for heavy commercial and industrial operations, which may create some nuisance, and which are not properly associated with, nor particularly compatible with, residential, institutional, and neighborhood commercial service establishments. The specific intent of this district is to:

- (a) encourage the construction of and the continued use of the land for heavy commercial and industrial purposes;
- (b) prohibit residential and neighborhood commercial use of the land and to prohibit any other use which would substantially interfere with the development, continuation or expansion of commercial and industrial uses in the district;
- (c) to encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this ordinance.

**Sec. 22-12-2.1. Uses permitted by right.**

The following uses shall be permitted by right:

*Civic Uses*

Public uses

*Commercial Uses*

Corporate offices

Transportation terminals

*Industrial Uses*

Contractor's storage yards

Lumberyards

Machine shops

Manufacturing, light

Manufacturing, medium

Railroad facilities

Research laboratories

Sawmills, permanent

Sawmills, temporary

- Solid waste collection facilities
- Truck terminals
- Upholstery shops
- Wholesale warehouses

*Miscellaneous Uses*

- Accessory uses
- Utilities, major
- Utilities, minor
- Woodstorage, temporary

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10)

**Sec. 22-12-2.2. Uses permitted by special use permit.**

The following uses shall be permitted by special use permit only:

*Commercial Uses*

- Manufactured home sales
- Medical clinics
- Offices
- Shooting ranges, indoor
- Shooting ranges, outdoor

*Industrial Uses*

- Manufacturing, heavy
- Petroleum distribution facilities
- Resource extraction
- Salvage and scrap yards
- Sanitary landfills
- Slaughterhouses
- Solid waste material recovery facilities

*Miscellaneous Uses*

- Aviation facilities
- Telecommunication facilities

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10)

**Sec. 22-12-3. Requirements for permitted uses.**

- (a) Before a zoning permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, the applicant for the proposed use shall comply with the provisions of Article 23 of this chapter.
- (b) Screening from adjacent business, residential and agricultural district shall be required.
- (c) Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards.

**Sec. 22-12-4. Area regulations.**

For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. The administrator may require a greater area if considered necessary.

**Sec. 22-12-5. Setback regulations.**

Buildings shall be located not less than two hundred (200) feet from any street right-of-way. This shall be known as the "setback line."

**Sec. 22-12-6. Yard regulations.**

When permitted uses adjoin agricultural, residential, or business districts the minimum yard requirements shall be fifty (50) feet.

**Sec. 22-12-7. Height regulations.**

Buildings may be erected up to forty-five (45) feet in height from grade, except that:

- (a) A public or semi-public building such as a school, place of worship, library, hotel and general hospital may be erected to a height of sixty (60) feet from grade provided that required front, side and rear yard each shall be increased one (1) foot for each foot in height over forty-five (45) feet.
- (b) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.

**Sec. 22-12-8. Coverage regulations.**

Buildings or groups of buildings with their accessory buildings may cover up to sixty percent (60%) of the area of the lot. Additional coverage may be permitted by the governing body.

**Sec. 22-12-9. Off -street parking.**

Off-street parking shall conform with Article 17 of this chapter.

**Sec. 22-12-10. Sign regulations.**

Sign regulations shall conform with Article 15 of this chapter.

**Sec. 22-12-11. Sidewalks.**

Sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private.

Exceptions approved by the Planning Commission for locating sidewalks along road frontage may be acceptable with the placement of a trail network or greenway on the property providing sufficient pedestrian circulation.

(Ord. 5-4-11)