

**§ 235-18. O-2 Districts: Office and Light Industrial Park District.**

- A. Intent. The intent of this district is to provide areas, near or adjacent to highways designed to handle large traffic volumes, where the quality of environment associated with well-planned and -designed office and light industrial parks is encouraged and preserved. It is the specific intent to:
- (1) Permit office and light-industrial uses which can be operated in a clean and quiet manner.
  - (2) Provide park areas characterized by substantial setbacks, yard and landscaping.
  - (3) Assure land use compatibility with adjacent residential use districts.
  - (4) Prohibit residential and commercial uses.
- B. Uses permitted.
- (1) Offices.
  - (2) Research and testing centers; data-processing centers.
  - (3) Light manufacturing and processing; warehousing facilities, but, in no event shall warehousing facilities be interpreted to mean public storage facilities. **[Amended 3-27-2023 by L.L. No. 2-2023]**
  - (4) Wholesale distribution centers.
  - (5) Utility facilities.
  - (6) Municipal, state and federal airports.
  - (7) Day-care centers.
- C. Special permit uses. The following uses are permitted by special permit issued pursuant to § 235-42 of this chapter:
- (1) Transitional parking areas.
  - (2) Utility service facilities.
  - (3) Cemeteries.
  - (4) Funeral homes. **[Added 10-13-2008 by L.L. No. 6-2008]**
  - (5) Educational, career or vocational facilities for persons of high school age and/or adults. **[Added 4-28-2014 by L.L. No. 1-2014]**
  - (6) Care homes. **[Added 4-13-2015 by L.L. No. 3-2015]**
- D. Lot requirements.
- (1) Minimum lot area: 20,000 square feet.

- (2) Minimum lot width: 100 feet.
  - (3) Maximum lot coverage: 50%.
  - (4) Minimum front yard setback: 50 feet.
  - (5) Minimum side yard setback, each side: 20 feet.
  - (6) Minimum rear yard setback: 20 feet.
  - (7) Maximum height of structures: 30 feet; except 60 feet in a complex of 50 or more acres under single ownership.
- E. Outside storage. The outside storage of any equipment, products, raw materials, waste or similar material in this district is prohibited, excepted therefrom all containerized storage of materials and products incidental to manufacturing processes.

**§ 235-19. I-1 Districts: Industrial District.**

- A. Intent. The intent of this district is to provide areas, near or adjacent to highways designed to handle large traffic volumes, for industrial, heavy commercial and other uses which are not generally compatible with the uses permitted in other districts or which are not otherwise permitted in this chapter.
- B. Uses permitted.
- (1) All uses permitted in O-2 Districts, see (§ 235-18).
  - (2) Lumber and building-supply establishments; construction companies.
  - (3) Truck terminals.
  - (4) Bulk storage, exclusive of fuel, explosives and chemical storage.
  - (5) Heavy manufacturing and processing.
- C. Special permit uses. The following uses are permitted by special permit issued pursuant to § 235-42 of this chapter:
- (1) Transitional parking areas.
  - (2) Outdoor theaters.
  - (3) Utility service facilities.
  - (4) Cemeteries.
  - (5) Animal hospitals and kennels.
  - (6) Sanitary landfills; junkyards; automotive graveyards; crematories; slaughterhouses; and rendering plants.
  - (7) Automobile repairs and service, indoors.

- (8) Motor vehicle body repair services facilities.
- (9) All uses not specifically identified as permitted or prohibited uses herein.
- (10) Small wind energy systems. **[Added 7-13-2009 by L.L. No. 2-2009]**

D. Lot requirements.

- (1) Minimum lot area: 20,000 square feet.
- (2) Minimum lot width: 100 feet.
- (3) Maximum lot coverage: 50%.
- (4) Minimum front yard setback: 50 feet.
- (5) Minimum side yard setback, each side: 20 feet.
- (6) Minimum rear yard setback: 20 feet.
- (7) Maximum height of structures: 45 feet; except 60 feet in a complex of 50 or more acres under single ownership.