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**§ 145-24 I1 LIGHT INDUSTRIAL DISTRICT.**

- A. Purpose. The I1 District provides a suitable environment to encourage the development of light industrial enterprise by designating space for such Uses and others which may be mutually complementary, subject to standards which protect nearby residential, agricultural, commercial and public Uses from hazards, noise and other disturbances.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the I1 District shall include:
  - 1. Animal Daycare.
  - 2. Brewery.
  - 3. Building Material Facility/ Lumberyard.
  - 4. Business Services.

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5. Building Trade.
  6. Educational Institution.
  7. Essential Services.
  8. Exterminating Services.
  9. Forestry.
  10. Garage, Public.
  11. Health Club.
  12. Industrial Park.
  13. Kennel.
  14. Lawn and Garden Supply Facility.
  15. Light Industry/Manufacturing.
  16. Manufactured Home Sales.
  17. Makerspace.
  18. Office/Business Park.
  19. Professional Services.
  20. Public Buildings and Structures.
  21. Recreation Facility, Commercial.
  22. Research and Development.
  23. Self-Storage Facility.
  24. Towing Services.
  25. Transportation Depot.
  26. Vehicle Detail.
  27. Vehicle Sales, Rental, Service and Repair.
  28. Warehouse.
  29. Wholesale Establishment.
  30. Wireless Communications Facility, Non-Tower.

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- C. Uses permitted by Conditional Use. The Board of Supervisors may approve a Use by Conditional Use for the following Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Use as set forth in Article V of this Chapter are satisfied:
1. Aviation Field.
  2. Solar Energy Utility System.
  3. Wind Energy Utility Systems.
- D. Uses permitted by Special Exception. The Zoning Hearing Board may approve a Use by Special Exception for the following Uses and their Accessory Structures where it finds that all general criteria as set forth in Article IV of this Chapter and all criteria applicable to the Use as set forth in Article V of this Chapter are satisfied:
1. Medical Marijuana Grower/Processor.
  2. Wireless Communications Facility, Tower.
- E. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special Exception, or Conditional Use are permitted by right, including but not limited to, the following:
1. Car Wash, Accessory.
  2. Drive-Through Facility.
  3. Garage, Private.
  4. Garage, Public.
  5. Small Wireless Facility.
  6. Solar Energy System, Private.
  7. Temporary Uses.
  8. Vehicle Fuel Station, Non-Retail.
  9. Wind Turbine System, Small.
- F. Dimensional Requirements.

Minimum Lot Size	N/A
Minimum Lot Depth	100'

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Minimum Lot Width (at ROW)	50'
Maximum Density	N/A
Minimum Front Setback	20'
Minimum Rear Setback	30'
Minimum Side Setback	7'
Maximum Building Height	50'
Maximum Lot Coverage	70%