

SECTION 1103 INDUSTRIAL TWO (I-2)

- A. The purpose of the Industrial Two district is to provide for those types of heavy industrial uses, which are of a warehouse and manufacturing type and such uses are significant in size, which cannot be accommodated in an Industrial One district since they involve heavy equipment, machinery, or other products which require sufficient infrastructure and results in a substantial economic impact. Such districts will be organized to provide employment opportunities for regional and extra regional labor markets. Districts will be located on lands with direct access to expressways and/or arterials.

Section 1103.1 Principally Permitted And Accessory Uses

- A. Table 5-5, in Section 505.4, identifies the principally permitted and accessory uses within the I-2 district.

Effective on: 12/20/2022

Section 1103.2 Conditional Uses And Criteria

- A. Table 5-5, in Section 505.4, identifies those uses which are conditionally permitted within the I-2 district, subject to the approval and qualifications of the Board of Adjustment, provided: a) the activity is provided primarily in support of and obtains its trade from the employees of the district; b) the activity is of integral relation to the purpose of the district; c) the use, building, or structure is subservient to and not of scale, nature, trade, or other character which will compete, detract, or conflict with the purpose and permitted uses of the district; and d) provided the arrangement of uses, buildings, or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

Effective on: 12/20/2022

Section 1103.3 Intensity

- A. The maximum intensity of uses in an Industrial Two district shall not exceed 22,000 square feet of gross floor area per acre.

Effective on: 12/20/2022

Section 1103.4 Minimum Size

- A. The minimum size and extent of an Industrial Two district, including all the contiguous private property so designated, shall not be less than ten (10) acres.

Effective on: 12/20/2022

Section 1103.5 Supplemental Zoning Map Amendment Standards

- A. Zoning Map Amendment applications which request the I-2 district, and which involve sites that are located within areas designated as "Business Park" by the Boone County Comprehensive Plan's Future Land Use Map, shall be assessed relative to the standards in SECTION 1610 "Design Standards" in conjunction with the provisions of ARTICLE 3 "Amendment."

Effective on: 12/20/2022

Section 1103.6 Specific Use Standards

- A. Cannabis Business (applies only to the City of Florence and the City of Union)
1. Shall only take place in an enclosed, locked facility.
 2. Shall not be located within one thousand (1,000) feet of an existing elementary or secondary school or daycare center.
 3. Shall not be located within five hundred (500) feet of a public park or playground.
 4. Shall not be located within five hundred (500) feet of a religious assembly facility.
 5. Shall not be located within five hundred (500) feet of a sexually oriented business.
 6. A dispensary shall not be located within one thousand (1,000) feet of an existing dispensary.

7. Within the City of Florence, a cannabis activity shall not locate within a Planned Development Overlay (PD) Zone unless a Concept Development Plan or change in an approved Concept Development Plan Application is applied for and approved to allow that medical cannabis business activity.

B. Freight Terminal

1. The following standards apply to the City of Florence:
 - a. The use shall not be permitted if an adjoining property is residentially or agriculturally zoned.
 - b. Street frontage buffers shall contain:
 1. All required plantings per SECTION 3620 of the Boone County Zoning Regulations.
 2. Staggered, undulating berms, which range from three and a half (3.5) and four (4) feet tall at crest, throughout the berm.
 - c. Access shall only be to a subcollector, collector, or arterial street.
 - d. All trucks, truck tractors, trailers, or semitrailers shall be operable and road ready.
 - e. Trucks or truck tractors shall not idle while parked.
 - f. Refrigerated trailers or semitrailers shall not be in operation unless they are entering or exiting the freight terminal.
 - g. The storage of freight containers shall be subject to the following:
 1. Stacked freight containers shall be set back a minimum of one hundred (100) feet from a public or private street right-of-way.
 2. Stacked freight containers shall not exceed two (2) containers or seventeen (17) feet in height.
2. The following standards apply to Unincorporated Boone County and the City of Union:
 - a. Access shall only be to a subcollector, collector, or arterial street.
 - b. All trucks, truck tractors, trailers, or semitrailers shall be operable and road ready.
 - c. The storage of freight containers shall be subject to the following:
 1. The outermost stack shall not exceed two (2) freight containers in height.
 2. The inner stack immediately adjacent to the outermost stack shall not exceed three (3) freight containers in height.
 3. No other stack shall exceed four (4) freight containers in height.

C. Kennel

1. Within the City of Florence, kennels are only allowed when not adjoining a residential zoned property.

D. Radio and TV Station

1. Relay, transmitting or receiving towers, or similar free standing equipment shall be prohibited.

E. Veterinary Animal Hospital or Clinic

1. Boarding of animals shall be prohibited.

[Ord. # F-O-21-2024, R-24-023-A, 11/19/2024; Ord. # U-O-2024-18, R-24-023-A, 12/16/2024; Ord. # U-2026-01, R-25-028-A, 01/21/2026; Ord. # F-O-3-2026, R-25-028-A, 02/24/2026; Ord. # BC-2026-01, R-25-028-A, 05/05/2026]

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