

**CHAPTER XVII**  
**"I-2" - GENERAL INDUSTRIAL DISTRICT**

(Ord. No. 91-6; 11/18/91)(Ord. No. 23-08; 12/18/23)

**SECTION 17.01 INTENT.** It is the intent of this chapter to encourage and facilitate the development of more intensive industrial enterprises in a setting appropriate to such uses. Land conducive to the intent of this district is limited in availability and is therefore primarily restricted to industrial use.

**SECTION 17.02 PERMITTED USES.** Land and/or buildings may be utilized for the following uses only:

- (a) Uses permitted in the I-1 Limited Industrial Zone - as regulated by Section 16.02 herein;
- (b) General manufacturing, fabrication, and assembly operations;
- (c) Chemical processes and operations such as drugs, soaps, detergents, paints, enamels, wood chemicals, agriculture, and allied chemicals;
- (d) Other similar industrial uses when authorized as a special use by the Planning Commission according to the special use standards contained herein.

**SECTION 17.03 SPECIAL USES.** The following uses may be permitted as a special land use when approval is obtained from the Planning Commission. Such uses are subject to the provisions of Chapter XXI herein.

- (a) Special uses as permitted in the I-1, Limited Industrial Zone, Section 16.03 herein.
- (b) Asphalt, concrete, or similar refining and manufacturing.
- (c) Salvage yards.
- (d) Refuse and garbage incinerators.
- (e) Scrap tire collection sites and scrap tire processors.
- (f) Manufacture of gas, coke, or coal tar products.
- (g) Manufacture of ammunition, fireworks, or other explosives.
- (h) Stockyards and slaughterhouses.

- (i) Blast furnaces, drop forges, petroleum refining, metal stamping, and similar uses.
- (j) Solid waste processing facility, including composting as an incidental use.

**SECTION 17.04 AREA REGULATIONS.**

- (a) **FRONT SETBACK** - There shall be a minimum front setback of seventy-five (75) feet according to the requirements of Section 2.13.

For a corner lot, through lot, or triple frontage lot, the setback along the principal street shall be the same as required for an interior lot while the setback along the secondary street and tertiary street shall be a minimum of thirty-five (35) feet. The Zoning Administrator shall determine which is the principal street and which is the secondary street. Generally, the principal street will have a greater volume of traffic than the secondary street. (Ord. No. 23-08; 12/18/23)

- (b) **SIDE YARD** - There shall be a minimum side yard of twenty-five (25) feet in this district except where an industrial district abuts a residential zone on the side there shall be maintained a fifty (50) foot side yard on each side.
- (c) **REAR YARD** - There shall be a minimum rear yard of twenty-five (25) feet in this district except that where such district abuts a residential zone a minimum rear yard of one hundred (100) feet shall be provided.
- (d) **LOT AREA/WIDTH** - Each lot or parcel shall have a minimum lot area of two (2) acres, exclusive of road right-of-way and a minimum lot width of two hundred (200) feet.
- (e) **GREENBELTS** - A greenbelt, as determined by the Alpine Township Landscape Guidelines, shall be erected and maintained on the side and rear of any I-2 Zone which abuts a Residential or Rural Agricultural Zone and such greenbelts shall also be required where an I-2 Zone or uses permitted in an I-2 Zone abut an existing nonconforming residential use.
- (f) **HEIGHT** - No building shall exceed forty-five (45) feet in height or three stories, whichever is lesser.

**SECTION 17.05 SITE DEVELOPMENT STANDARDS.** The following development standards are designed to mitigate negative impacts on nearby properties.

- (a) All storage of materials related to the use are to be kept within a completely enclosed building or within an area enclosed on all sides by a solid fence, greenbelt, or wall at least six (6) feet in height. Further, all business shall be conducted in such a manner that any noise, smoke, dust, vibration, or like nuisance shall not adversely affect adjoining properties.
- (b) Operations which involve the use or storage of diesel powered equipment or heavy trucks shall keep all such vehicles at least one hundred fifty (150) feet from the nearest residential dwelling unit and shall not operate such vehicles in a manner which will be a nuisance to nearby residents.
- (c) The location of driveways shall be determined during site plan review. Driveways shall be located to minimize negative impacts upon nearby properties.
- (d) Operations which involve the repair or storage of damaged vehicles shall immediately remove all fluids from such vehicles if there is evidence that leaking of fluids is occurring or could occur. This is necessary to minimize fire hazards and to prevent such fluids from contaminating ground water and surface water.

**SECTION 17.06 OFF-STREET PARKING.** Off-street parking facilities must be provided for all uses in this district in accordance with the requirements of Chapter XIX.

**SECTION 17.07 SITE PLAN REVIEW.** A site plan review shall be provided for those uses as required by Chapter XVIII herein.