

5.09.0 INTEGRATED COMMERCIAL-INDUSTRIAL 2 “ICI-2” DISTRICT (2007)

Intent: The intent of the Integrated Commercial-Industrial 2 District is to provide an area for mixed commercial and industrial development in commercial and industrial park-like settings.

5.09.1 ACCEPTABLE USES

- A. Wholesale businesses
- B. Retail businesses
- C. Restaurants
- D. Offices
- E. Hotels (2011)
- F. Day care facilities (2011)
- G. Utilities, public or private (2011)
- H. Manufacturing
- I. Distribution and mailing facilities
- J. Research and development
- K. Motor vehicle repair facilities
- L. Harvesting of natural resources
- M. Processing and warehousing
- N. Telecommunication facilities
- O. Recreational facility, commercial
- P. Farm roadside stands (2010)
- Q. Farmer’s market (2010)
- R. Banks and financial institutions (2011)
- S. Bed and breakfast (2011)
- T. Churches and Houses of Worship (2011)
- U. Hospitals (2011)
- V. Health services facilities (2011)
- W. Processing of natural resources (2011)
- X. Filling stations (2011)
- Y. Nursing home or facility (2011)
- Z. Newspaper and job printing (2011)
- AA. Veterinary clinics (2011)
- BB. Hospice house (2011)
- CC. Agriculture and farming (2011)

5.09.2 ACCEPTABLE USES AND YARD REQUIREMENTS BY: (2009)

- A. Special Exception
 - 1. Schools
 - 2. Deleted (2011)
 - 3. Building and structure height greater than allowed in 5.09.7:A and 5.09.7:B
 - 4. Accessory Dwelling Units for existing single-family dwellings (2008)
 - 5. Reduced front, side and rear setbacks (2009)

- B. Conditional Use Permit (2009)
 - 1. Small Wind Energy Systems (2009)

5.09.3 USES NOT SPECIFIED

Any uses of land and/or structures not specifically included in the ICI-2 (Integrated Commercial-Industrial 2) District as acceptable, acceptable by Special Exception or acceptable by Conditional Use Permit shall be considered as not Permitted.

5.09.4 LOT SIZES AND FRONTAGES (2009)

- A. In those areas serviced by both municipal sewerage and water systems, the minimum lot size in the ICI-2 (Integrated Commercial-Industrial 2) District shall be twenty thousand (20,000) square feet, together with a minimum of one hundred fifty (150) feet of frontage on a Class V or better road.
- B. In those areas not serviced by municipal sewerage and water systems, a minimum of forty thousand (40,000) square feet shall be required, depending upon soil and slope conditions, together with a minimum of one hundred fifty (150) feet of frontage on a Class V or better road.

5.09.5 YARD REQUIREMENTS

- A. Each structure shall be set back at least thirty (30) feet from the front lot line.
- B. Each structure shall be set back at least (15) feet from side and rear property lines. In the case of a corner lot, the side distance shall be increased to thirty (30) feet on the side bordering the public way.

5.09.6 OPEN SPACE

Open space shall be provided in an amount equal to not less than thirty (30) percent of the total lot area.

5.09.7 HEIGHT REQUIREMENTS

- A. The maximum height of a building or structure in the Integrated Commercial-Industrial 2 (ICI-2) District shall be forty (40) feet, except as noted in B. below.
- B. The maximum height of school and municipal buildings or structures in the Integrated Commercial-Industrial 2 (ICI-2) District shall be forty-five (45) feet.
- C. A Special Exception shall be required for heights greater than allowed in either A or B above.