

3-14 INDUSTRIAL HOLDING ZONE (IH)

A. INTENT

The purpose of this Zone is to provide for the expansion of Municipal Industrial Parks and to earmark areas of the county which have the appropriate utilities and infrastructure needed to support industrial development. This Zone shall reserve portions of the County for the development of certain types of business and industry, characterized by manufacturing, fabricating, warehousing and wholesale distribution, which are relatively free from offense and which, with proper landscaping will not detract from residential desirability of adjacent properties. A map amendment to either an I-1 or I-2, as appropriate, shall be a prerequisite to development.

B. USES FOR THE ZONE

The Permitted, Accessory and Conditional Uses for lots and structures are set forth in the Land Use Table (Table 1, Pg. 56).

C. DIMENSION AND AREA REGULATIONS

The regulations on the dimensions and area for lots and yards are set forth as follows:

- 1) Minimum Lot Size – 10.0 acres;
- 2) Minimum Lot Frontage – 300’;
- 3) Minimum Width to Length Ratio – 1:3 until 300’ of frontage
- 4) Minimum Front Yard Setback – 40’; 70’ for property 3 acres or greater.
- 5) Minimum Side Yard Setback - 20’;
- 6) Minimum Rear Yard Setback - 15’; 50’ for property 3 acres or greater;
- 7) Maximum Lot Coverage – 0.75

ADDITIONAL STANDARDS THAT MAY APPLY

Site Plan Requirements, Pg. 85

Signage Standards, Pg. 97

Building and Electric Permits, Pg. 117

Special Provisions, Pg. 143

- OUTDOOR STORAGE AND DISPLAY, Pg. 147
- REFUSE / GARBAGE DISPOSAL CONTAINERS, Pg. 148