

**Allowed and Conditional Principal Uses  
for I-2  
(Heavy Industrial District)**

Intended to provide area in the community for types of industrial that, due to their nature, may be offensive

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Use Classification	Specific Use Type	Use Allowance	Additional Regulations Found in the Land Development Code
<b>AGRICULTURE USE</b>			
<b>Agriculture</b>	Crop Production pasture grazing land, poultry hatcheries, fish hatcheries, dairy farms, ranching		
	Permanent roadside stand		
<b>Agriculture Services</b>	Feed Store	<b>A</b>	
<b>Horticulture and Nurseries</b>	Greenhouse/ nursery with retail sales	<b>C</b>	<a href="#">Sec. 5.2.17</a>
	Greenhouse/ nursery without retail sales		
<b>COMMERCIAL USES</b>			
<b>Adult Businesses</b>	Massage Parlor		<a href="#">Sec. 5.2.1</a>
	All Others		<a href="#">Sec. 5.2.1</a>
<b>Animal Services</b>	Animal Boarding (Kennels) and Training		<a href="#">Sec. 5.2.20</a>
	Animal Hospital	<b>A</b>	
	Veterinary Offices or Clinics	<b>A</b>	<a href="#">Sec. 5.2.38</a>
<b>Building Materials &amp; Services (Retail)</b>	Landscape Equipment, Hardscape Materials	<b>A</b>	<a href="#">Sec. 5.2.8</a>
	All Others	<b>A</b>	<a href="#">Sec. 5.2.8</a>
<b>Businesses Services</b>	Courier Services	<b>A</b>	
	All Others	<b>A</b>	
<b>Catering Services</b>		<b>A</b>	
<b>Convenience Lending Operations</b>	Pawnbroker		<a href="#">Sec. 5.2.9</a>
	Payday Lender		<a href="#">Sec. 5.2.9</a>
	All Others (e.g., check cashing business and title lender)		<a href="#">Sec. 5.2.9</a>
<b>Eating and Drinking Establishments</b>	Fast Food Restaurant		<a href="#">Sec. 5.2.12 &amp; 14</a> <a href="#">Sec. 8.6.5</a>
	Fast Food Restaurant with Drive Thru		<a href="#">Sec. 5.2.14</a>
	Restaurant	<b>C</b>	<a href="#">Sec. 5.2.12</a>
	Bar, Tavern, Night Club	<b>C</b>	<a href="#">Sec. 5.2.12</a>
<b>Financial Institutions</b>	No Drive-in Facilities	<b>A</b>	<a href="#">Sec. 5.2.15</a>
	With Drive-in Facilities	<b>C</b>	
<b>Food and Beverage</b>	Convenience Store		<a href="#">Sec. 5.2.10</a>
	Grocery Store		
	Farmers Market		
	All Others (e.g., delicatessen, retail bakery, specialty food market)		

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<b>Funeral and Internment Services</b>	Funeral Homes and Mortuaries		
	Crematoriums		
<b>Office</b>	Business or Professional (including medical/dental offices/clinics)		<a href="#">Sec. 5.2.24</a>
<b>Personal Services</b>	Instructional Services, Studios	<b>C</b>	
	All Other	<b>A</b>	
<b>Recoding Studio, Radio, T.V. Studio</b>			
<b>Recreation or Amusement Facilities, Private</b>	Indoor	<b>A</b>	<a href="#">Sec. 5.2.26</a>
	Outdoor Playing Fields		
	Outdoor Bungee Jumping	<b>C</b>	
	Outdoor Swimming Pools		
	Outdoor Ice Skating Rinks		
	Outdoor - All Others	<b>A</b>	
	Riding Academies and Stables		
<b>Repair Services (NOT Including Vehicles)</b>	Furniture and Major Household appliance repair	<b>A</b>	<a href="#">Sec. 5.2.27</a>
	All Other	<b>A</b>	<a href="#">Sec. 5.2.27</a>
<b>Retail Establishments</b>	Firewood Storage and Sales	<b>A</b>	
	Outdoor Retail Display and Sales		<a href="#">Sec. 6.5.12</a>
	Regional Shopping Center		
	Retail Establishments Large (25,000 sq. ft. GFA or Larger)		<a href="#">Sec. 6.9</a>
	All Other Retail Less than 25,000 sq. ft. GFA		<a href="#">Sec. 5.2.28</a> <a href="#">Sec. 6.9</a>
	Small Retail Recycling Establishment (less than 35,000 sq. ft.)	<b>A</b>	
	Used Merchandise Store - Inventory Primarily Donated		
	Used Merchandise Store - Inventory Primarily Non - Donated		
	Used Merchandise Donation Center		
<b>Telecommunications Facilities and Satellite Dish Antennas</b>	Radio and Television Transmission Tower	<b>C</b>	<a href="#">Sec. 5.2.32</a>
	Freestanding Towers	<b>C</b>	<a href="#">Sec. 5.2.32</a>
	Other Facilities	<b>A</b>	<a href="#">Sec. 5.2.32</a>

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<b>Vehicle and Equipment Sales and Services</b>	Automobile Rentals	A	<a href="#">Sec. 5.2.3</a>
	Automobile Washing Facility	A	<a href="#">Sec. 5.2.4</a>
	Limited Equipment Rental	A	
<b>Vehicle and Equipment Sales and Services</b>	Motor Vehicle Dealer/Sales, New and Used (includes RV's, Trailers, Mobile Homes)		
	Motor Vehicle Showroom (interior display)		<a href="#">Sec. 4.6.3.4</a>
	Service Stations (Minor repairs included)	A	<a href="#">Sec. 5.2.10</a>
	Vehicle or Automobile wrecking or Salvage yard (including outdoor storage of inoperable vehicles)	C	<a href="#">Sec. 5.2.36</a>
	Vehicle Storage (Operable vehicles only)	A	
	Vehicle Towing Services	A	
	Major Vehicle and Equipment Repair (includes auto body repair, paint shops, and incidental sales of parts)	A	<a href="#">Sec. 5.2.31</a> ; <a href="#">Sec. 5.2.37</a>
	Minor Vehicle Repair (includes minor repair where vehicles are not stored in an inoperable condition)	A	
	Vehicle and Equipment Sales and Rentals (other than motor vehicle)	A	
<b>Visitor Accommodations</b>	Bed and Breakfast Establishments		<a href="#">Sec. 5.2.6</a>
	Hotel and Motel		
	Trailer Park, Overnight Campground		<a href="#">Sec. 5.2.33</a>
<b>Warehouse and Distribution</b>	Freight Terminal, Excluding Couriers	A	<a href="#">Sec. 5.2.16</a>
	Mini Storage and Warehouse	A	<a href="#">Sec. 5.2.22</a>
	Retail Sales in Conjunction with Warehouse Establishment	A	<a href="#">Sec. 5.2.34</a>
	All Other	A	<a href="#">Sec. 5.2.34</a>

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<b>Wholesale Establishments (Including Accessory Offices)</b>	Bakery	A	<a href="#">Sec. 5.2.5</a>
	Retail Sales in Conjunction with Wholesaling	A	<a href="#">Sec. 5.2.35</a>
	Wholesaling Including Stock	A	<a href="#">Sec. 5.2.35</a>
<b>INDUSTRIAL USES</b>			
<b>Auction House or Yard</b>		A	<a href="#">Sec. 5.2.2</a>
<b>Industry</b>	Concrete Products Production	C	<a href="#">Sec. 5.2.19</a>
	Custom Crafts (such as ceramics, furniture making, and stained glass production)	A	<a href="#">Sec. 5.2.19</a>
	General Machine Shops	A	<a href="#">Sec. 5.2.19</a>
	Light Trade and Technical Uses	A	<a href="#">Sec. 5.2.19</a> ; <a href="#">Sec. 5.2.21</a>
	Meat Processing Plant	C	<a href="#">Sec. 5.2.19</a>
	Primary Manufacturing	C	<a href="#">Sec. 5.2.19</a>
	Publishing Plant	A	<a href="#">Sec. 5.2.19</a>
	Research and Development	A	<a href="#">Sec. 5.2.29</a>
	Secondary Manufacturing, Processing, and Fabrication	A	<a href="#">Sec. 5.2.19</a>
	Soil Amendments Packaging and Processing (such as Pear Moss, Top Soil, and Composted Manure; but excluding Raw Manure or Chemical Fertilizers)	C	<a href="#">Sec. 5.2.19</a>
<b>Outdoor Storage</b>	Contractors with Outdoor Storage	A	<a href="#">Sec. 5.2.25</a>
	All Other Outdoor Storage	C	<a href="#">Sec. 5.2.25</a>
<b>Reservoir Construction</b>		C	<a href="#">Sec. 5.2.30</a>
<b>Resource Extraction</b>	Borrow Pit		<a href="#">Sec. 5.2.7</a>
	Subsurface Extraction (including oil and natural gas extraction)	C	<a href="#">Sec. 5.2.23</a>
	Surface Extraction (mining)	C	<a href="#">Sec. 5.2.23</a>
<b>Waste-Related Uses</b>	Commercial Trash Removal Companies without Trash Storage or Trash Transfer Operation	C	

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<b>PUBLIC, INSTITUTIONAL, and CIVIC USES</b>			
<b>Ambulance Services</b>		A	
<b>Cemeteries</b>			
<b>Clubs and Lodges</b>	Gun Club		
	All Others	A	
<b>Community Services</b>	Event Center		<a href="#">Sec. 5.2.13</a>
	Assembly Hall or Exhibition Facilities	A	
	Cultural Facilities	A	<a href="#">Sec. 5.2.11</a>
<b>Day Care Center, Adult or Child</b>			
<b>Golf Course</b>			
<b>Heliports or Helistops</b>		C	
<b>Hospitals</b>		A	
<b>Public Land Parks, and Buildings</b>		A	
<b>Recycling Facilities, Large</b>		C	
<b>Religious Institutions</b>			
<b>Schools</b>	Elementary and Secondary Education Schools		
	Private Business, Trade, and Vocation Schools	A	
	Post-Secondary Colleges, Universities and Technical Schools	A	
	Schools of Special Instruction		
<b>Transportation Facilities</b>	Public Automobile Park'n Ride (commuter) Lots	A	
	Passenger Terminal		
	Private Automobile Parking Lots or Parking Garages as a Principal Use	C	
<b>Utilities</b>	Public Utilities, Major	A	
	Overhead Electric Transmission Lines and Distribution Feeder Lines over 110 KV	C	
	Public Utilities, Minor	A	
<b>Waste-Related Uses</b>	Trash Transfer Station	C	

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Zoos, Arboretum, Botanical Gardens			
<b>RESIDENTIAL USES</b>			
<b>Group Living Facilities</b>	Assisted Living Facility		
	Boarding , Lodging or Rooming Houses		
	Group Homes		<a href="#">Sec. 5.2.18</a>
	Group Homes for Juvenile Offenders		<a href="#">Sec. 5.2.18</a>
	Group Homes for Developmentally Disabled Persons		<a href="#">Sec. 5.2.18</a>
	Group Homes for Elderly Persons		<a href="#">Sec. 5.2.18</a>
	Group Homes for Mentally Ill Persons		<a href="#">Sec. 5.2.18</a>
	Nursing Homes		
<b>Household Living</b>	Accessory Dwelling Units in Conjunction with Commercial Uses (including "live/work" unit)		
	Multi-Family Dwelling		
	Single-Family Detached Dwelling		
	Two-Family Dwelling (Duplex)		