

1 **Industrial Zoning Districts**

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3 **Section 56: I-1 Light Industrial**

4 **56.1** The I-1 zoning district is established to preserve land within the County
5 for light industrial uses and associated operations, including assembly,
6 fabrication, packaging and transport, where operations are conducted primarily
7 indoors and where suitable sites are served by rail, waterway, highway
8 transportation systems as well as readily available utilities. Heavy industrial uses
9 in which raw materials are converted into products for subsequent assembly or
10 fabrication or where uses create an excessive amount of noise, odor, smoke, dust,
11 air borne debris or other objectionable characteristics which might be detrimental
12 to surrounding areas are not appropriate in this district. Within the I-I district, all
13 operations conducted and all materials used or held in storage shall be contained
14 within enclosed buildings, solid wall, fence or planting of such nature and height
15 as to conceal such operation or materials from view from any roadway or adjacent
16 properties. No I-1 district shall be less than five (5) acres in area.

17 **56.2 Deleted (1/5/81)**

18 **56.3 Deleted (1/5/81)**

19 **56.4 Dimensional Requirements:**

20 (1) Minimum Lot Area-None

21 (2) Minimum Front Yard- 50 feet

22 (3) Minimum side and rear yards for property abutting residential districts
23 shall be calculated in accordance with Section 69.11.

24 (4) Maximum building height:

25 Forty (40) feet except for buildings located within the Urban Transition
26 Area and fronting along a Collector, Minor Arterial, or Principal Arterial
27 as indicated on the Wilmington Metropolitan Planning Organization's
28 most current Roadway Functional Classification Map, may exceed forty
29 (40) feet provided their FAR does not exceed 1.0. (2/7/83)

30 **56.5. Parking**– Parking and loading shall be provided in accordance with the
31 provisions of Article VIII.

32 **56.6 Signs**– Signs shall be in accordance with Article IX.

33 **56.7 DELETED** (3/9/88)

34 **Section 57: I-2 Heavy Industrial**

35 **57.1** The I-2 zoning district is established to set aside areas of the County for a
36 full range of manufacturing, fabrication, assembly, warehousing, and distribution
37 uses associated with heavy industrial land uses where heavy industry can find
38 suitable sites served by rail, waterway and highway transportation. The district is
39 also established to subsequently protect nonindustrial districts situated outside the
40 district and minimize environmental impacts caused by the uses within the
41 district. Outdoor operations and storage are appropriate for this district provided
42 that the district standards are met. Certain uses within the I-2 district shall require
43 a special use permit as specified in the Tabulation of Permitted Uses.

44 **57.2 DELETED** (1/5/81)

45 **57.3 DELETED** (1/5/81)

46 **57.4 Dimensional Requirements:**

47 (1) Minimum lot area-None

48 (2) Minimum front yard building setback-50 feet

49 (3) Minimum side and rear yard building setbacks for property abutting
50 residential shall be calculated in accordance with Section 69.11.

51 **57.4.1 Buffer area.** The purpose of the buffer is to optimize the visual
52 appearance of the site by obscuring industrial activity from view by
53 passing motorists, to contribute to on-site and off-site impact abatement,
54 and to move towards attaining compatibility with surrounding
55 nonindustrial land uses. Buffers must be established between I-2 and
56 adjacent, non-industrial uses, in accordance with Section 67B-4 of this
57 ordinance.

58 **57.4.2 Review of external effects.** All uses in the I-2 zoning district must
59 operate in compliance with current standards for sound, vibration, heat discharge,
60 glare, odor, air quality and water quality, as applicable under federal, state, and
61 local regulations. For uses that require a Special Use Permit, a narrative must
62 accompany the application that shall include a description of the projected
63 external impacts of the project, including information about anticipated federal

64 and/or state permits that will be required. Federal, state and/or local
65 environmental agencies may be consulted to advise the Planning & Inspections
66 Department on applications for Special Use Permits.

67 **57.5. Parking** – Parking and loading shall be provided in accordance with the
68 provisions of Article VIII.

69 **57.6 Signs** – Signs shall be in accordance with Article IX.

70 **57.7 DELETED** (3/9/88)

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