

## Worcester County Zoning and Subdivision Control Article

### I-2 Heavy Industrial District

#### § ZS 1-213

<https://ecode360.com/14019965>

**Purpose and intent.** This district is intended to provide for a variety of heavy-industrial-type uses which may not be compatible with residential or commercial development due to some potential nuisance or hazard. It is intended that such districts be located with access to major thoroughfares or other major modes of transportation, depending upon the specific demands of the industry being served. Industrial parks are encouraged in this district to provide for industrial uses with common access and infrastructure, as well as the provision of open space and adequate screening between adjacent incompatible uses.

#### **Permitted Principal Uses and Structures:**

1. Wholesale or service establishments. These include:
  - Automobiles, trucks, manufactured homes, prefabricated structures, watercraft, recreational vehicles, construction equipment or similar items.
  - Contractors' shops and equipment and material storage yards, such as electrician, carpenter, plumber, HVAC, sheet metal, sign painting or interior decorating, including merchandise fabrication and repair.
  - Repair of agricultural and seafood implements and the wholesale of supplies, fertilizer, grain and feed.
  - Wholesale bakery, dyeing establishments, laundry, excluding laundromats, or dry cleaning, excluding dry cleaning pickup establishments.
  - Wholesale businesses, including warehousing, storage and distribution.
  - Concrete- and asphalt-mixing plants, including the compounding of building materials from cement and asphalt.
2. Transportation stations or terminals (including truck, rail and watercraft).
3. Manufacturing and repair establishments. These include:
  - Printing and publishing plants.
  - Building products, including sawmills and lumberyards.
  - Stone and monument works.
  - Bottling and distribution of beverages.
  - Electrical appliances and equipment.
  - Metal, plastic, cloth, wood, rubber, glass and ceramic products.
  - Automobiles, trucks, manufactured homes, prefabricated structures, watercraft, recreational vehicles, farm implements, construction equipment or similar items.
  - Food and feed products, including commercial grain drying, blending and storage, the processing of seafood and agricultural products.
4. Chemical, physical and biological laboratories, excluding the processing and storage of radioactive, toxic or flammable substances, except for incidental testing purposes.
5. Bulk storage or wholesaling of fuels and other flammable liquids.

6. Commercial marine yards, including fueling, boat launching and recovery, dry storage of seaworthy boats in operable condition, if visually screened from adjoining public road rights-of-way and properties, maintenance facilities for all types of hull, deck and interior repairs and painting and boat construction.
7. Aquaculture, including the following related activities: wholesale, processing, packing, canning, freezing, storage and shipping facilities.
8. Livestock purchase and sales yards.
9. Biodiesel facilities, including compounding, blending and processing of biodiesel fuel, including other refining or processing of by-products or ingredients.
10. Solid waste transfer facilities, including compactors and necessary leachate collection and treatment facilities (not including an aboveground disposal site for leachate) and resource recovery and recycling facilities.
11. Surface mining.
12. Firehouses.
13. Manufactured homes for nonresidential uses, limited to the uses permitted in the I-2 District.
14. Industrial parks.
15. Public and private conservation areas, including wildlife reservations, arboretums and demonstration forests.
16. Public utility structures and properties other than essential services, including cross-County lines and mains of all kinds.
17. Wastewater and water treatment facilities, with the exception of sewage sludge disposal areas.
18. Dredge spoil disposal sites.
19. The addition to existing structures of telecommunications facilities that do not increase the overall height of the existing structure.
20. Freestanding towers, guyed towers and monopoles up to one hundred ninety-nine feet.
21. Small and medium wind energy conversion systems up to a maximum of one hundred fifty feet in height.
22. Spray irrigation fields and storage lagoons for Class II effluent.
23. Major and minor subdivisions for those uses listed as permitted principal uses and structures or as special exceptions in the I-2 District only.
24. Large solar energy systems.

**Special Exceptions:**

1. Rendering plants and slaughterhouses.
2. Junkyards and salvage operations.
3. Adult entertainment businesses.
4. Airfields and heliports.
5. Treatment of hazardous waste generated in Worcester County, Maryland, only.
6. Solid waste disposal sites.
7. The addition to existing structures of telecommunications facilities that have the effect of increasing the overall height of the existing structure.

8. Freestanding towers, guyed towers and monopoles over one hundred ninety-nine feet in height.
9. Small and medium wind energy conversion systems over one hundred fifty feet in height.
10. Food waste composting facilities.
11. Any use or structure which is determined by the Board of Zoning Appeals to be of the same general character as an above-permitted use, not specifically mentioned in another district and compatible with the general character and intent of the I-2 District.

**Note:** This document shall only be used a reference; please refer to the Worcester County Zoning and Subdivision Control Article for verification of all uses, lot requirements, accessory uses and any additional provisions that may apply.