

Sec. 10-2080. - I-2 Heavy Industrial District.

*I-2 District scope and intent.* Regulations set forth in this section are the I-2 District regulations. Article D should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The I-2 District is to provide for light and heavy manufacturing, processing, assembly, packaging and warehousing operations, free from incompatible residential and commercial activities not directly serving or compatible with the industrial uses in order to achieve a favorable balance of land uses within the City.

*Use regulations.* Within the I-2 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

- (a) *Permitted uses.* Structures and land may be used for only the following purposes: Any heavy industrial use provided that all manufacturing, processing, assembly and/or disassembly shall be housed entirely within an enclosed building or buildings. Storage of any accessory materials specifically related to the use shall be housed behind opaque fencing no less than eight feet in height.
- (1) All uses allowed in I-1.
  - (2) Blast furnace.
  - (3) Boiler works.
  - (4) Enameling, galvanizing and electroplating.
  - (5) Exterminating facilities.
  - (6) Heavy construction contractors.
  - (7) Heavy repair services and trade shops.
    - a. Such use shall not be permitted within 50 feet of any property used for a school, park, playground or hospital.
    - b. All activities shall be carried on entirely within an enclosed building.
    - c. Such use shall not be established on a lot which is adjacent to or directly across the street from any single-family residential district.
    - d. All outdoor storage must be in the rear of the principal structure and enclosed by an opaque fence no less than eight feet in height.
  - (8) Iron or steel foundry or fabrication plant for heavy castings.
  - (9) Manufacturing of:
    - a. Acetylene gas.
    - b. Acid.
    - c. Asphalt.
    - d. Bleaching powder.
    - e. Brick.
    - f. Cement.
    - g. Chlorine gas.
    - h. Coal tar.
    - i. Fertilizers.
    - j. Glue.

- k. Gypsum board.
  - l. Linoleum.
  - m. Mineral dye.
  - n. Oil.
  - o. Oilcloth.
  - p. Paint.
  - q. Paper.
  - r. Paper pulp.
  - s. Patent leather.
  - t. Petroleum products.
  - u. Pottery.
  - v. Shellac.
  - w. Terra cotta.
  - x. Tile.
  - y. Turpentine.
  - z. Varnish.
  - aa. Yeast.
- (15) Outdoor advertising services. Includes construction, repair, and maintenance of outdoor advertising signs.
- (16) Removal or extraction of dirt, sand and soil.
- (17) Repair services and trade shops, including sheet metal, upholstering, electrical, plumbing, carpentry, sign painting and other similar activities.
- (18) Storage of fuels, oils, gases and other combustible materials.
- (19) Tire retreading and recapping.
- (b) *Accessory uses.*
- (1) Accessory uses and structures:
    - a. Accessory uses and structures incidental to any permitted use are allowed. Retail sales and services must be conducted and accessed wholly within the building(s) housing the use to which the activities are accessory.
    - b. Temporary storage PODS are intended for a limited period of time and not for permanent storage.
    - c. For sale, for rent, or for lease signs are allowed in accordance with Chapter 7, Signs.
- (c) *Uses permitted through administrative permit.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2081 et seq. in the I-2 District:
- (1) 10-2089. Alternative antenna support structure.
  - (2) 10-2090. Amateur RADIO Antenna.
  - (3) 10-2091. Antenna, tower, and associated structures (radio, T.V., microwave broadcasting, etc.).
  - (4) 10-2092. Club.

- (5) 10.2094. Driving range (not associated with a golf course).
  - (6) 10-2095. Electrified fences.
  - (7) 10-2096. Film production.
  - (8) 10-2098. Golf course.
  - (9) 10-2107. Seasonal business use.
  - (10) 10-2109. Swimming pool, private.
  - (11) 10-2111. Temporary classroom.
  - (12) 10-2112. Temporary structures.
- (d) *Uses permitted through use permit only.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2115 et seq. in the I-2 District.
- (1) 10-2116. Adult bookstore.
  - (2) 10-2118. Adult entertainment establishments.
  - (3) 10-2119. Amateur radio antenna to exceed the administrative permit height.
  - (4) 10-2124. Cemetery and/or mausoleum (human or pet).
  - (5) 10-2128. Composting.
  - (6) 10-2131. Landfill, solid waste disposal.
  - (7) 10-2132. Lodge, retreat and/or campground.
  - (8) 10-2134. Outdoor event, large.
  - (9) 10-2137. Recycling center, processing.
  - (10) 10-2139. Salvage, storage, and/or junk facility.
  - (11) 10-2144. Stadium (offsite) associated with a private school.
  - (12) 10-2145. Transfer station, solid waste.
  - (13) 10-\*\*\*\* Cement products manufacture and production of ready-mix concrete.
  - (14) 10-\*\*\*\* Cooperage and bottling works.
  - (15) 10-\*\*\*\* Dry Cleaning Plants
- (e) *Development standards.*
- a. *Height regulations* - 40 feet
  - b. *Minimum front yard setback* - 40 feet
  - c. *Minimum side yard setback* - 8 feet
  - d. *Minimum rear yard setback* - 30 feet
  - e. *Minimum lot area* - Per conditions specified
  - f. *Minimum width of lot frontage or width at building line* - 30 feet
  - g. *Minimum heated floor area per unit* - Per conditions specified
  - h. *Minimum accessory structure requirements* - Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

*Other regulations.* The headings below contain provisions applicable to the I-2 District.

Chapter 2 Zoning Regulations

Chapter 3 Building Code Regulations

Chapter 4 Subdivision Regulations

Chapter 5 Flood Damage Prevention

Chapter 6 Tree Protection and Landscape Ordinance

Chapter 7 Signs

Chapter 8 Uniform Roadway Addressing System

Chapter 9 Condition and Use of Commercial and Industrial Buildings

Chapter 10 Soil Erosion and Sedimentation Control

Chapter 11 Stormwater Management

Chapter 12 Stream Buffer Protection

Chapter 13 Enterprise Zones

Chapter 14 Overlay Districts

( [Ord. No. 061-016, § 3\(Exh. C\), 9-19-16](#) )