

ARTICLE 12

"I-2" GENERAL INDUSTRIAL DISTRICT

12.1 PURPOSE AND INTENT

The "I-2" General Industrial District is established to provide areas in the City where industrial or manufacturing firms can engage in processing, manufacturing, and related activities protected from the encroachment of commercial and residential uses. The "I-2" District is intended to allow moderately obnoxious sounds, glare, dust, or odor. Certain extremely obnoxious or hazardous uses will require special permission to locate in this District.

12.2 PERMITTED USES

The following uses and structures, and not others, are permitted in the "I-2" General Industrial District.

1. All permitted uses and structures in the "I-1" Light Industrial District, and:
 - a) Auto repair and painting.
 - b) Body shops.
 - c) Contractors offices and equipment storage yards.
 - d) Feed mill.
 - e) Feed and seed stores.
 - f) Foundry and light casting.
 - g) Grain elevators.
 - h) Industrial vocation training schools.
 - i) Light manufacturing.
 - j) Machine shops.
 - k) Manufacturing or fabrication establishments, which are not noxious or offensive by reason of vibration, noise, dust, fumes, gas, odor, or smoke.
 - l) Moving, transfer, and storage including truck and freight.
 - m) Processing and storage of agricultural products.
 - n) Radiator repair shops.
 - o) Sewage treatment facilities

12.3 CONDITIONAL USES

The following uses and structures may be permitted only after they have been approved as required by Article 21.4.

1. Auto wrecking yards, junk yards, and scrap processing yards subject to the following:
 - a) Located on a tract of land at least three hundred (300) feet from a Residential District zone.

- b) The operation shall be conducted wholly within a noncombustible building or within an area completely surrounded on all sides by a solid noncombustible fence or wall. The fence or wall shall be of uniform height (at least six (6) feet high), uniform texture and color and shall be so maintained, by the proprietor, as to insure maximum safety to the public and preserve the general welfare of the neighborhood. The fence or wall shall be installed in such a manner as to retain all scrap, junk, or other material within the yard.
 - c) No junk shall be loaded, unloaded, or otherwise placed, either temporarily or permanently outside the enclosing building, hedge, fence, or wall, or within the public right-of-way.
 - d) Burning of paper, trash, junk, or other waste materials shall be permitted only after approval of the Fire Department and Governing Body. Said burning, when permitted, shall be done during daylight hours only.
- 2. Landfills and waste storage facilities. Any site proposed for use as a landfill or waste storage facility shall obtain a recommendation of approval from a professional geological engineer or geologist, ensuring that the health, safety and general welfare of the community is not threatened by such facility. Landfills and waste storage facilities shall be designed and operated in conformance with the strictest design standards and regulative codes.
 - 3. Manufacturing or storage of bulk oil, gas, coke, coal, and explosives.
 - a) Petroleum refining.
 - 4. Micro-wave towers, radio towers, television towers, electric power plants, telephone transmission buildings.
 - 5. Ready-mix concrete and asphalt mix plants.
 - 6. Stock yard and slaughter houses.
 - 7. Poultry storage or slaughtering.
 - 8. Other uses which may be noxious or offensive by reason of emission of odor, dust, smoke, gas, noise, or vibration.

12.4 LOT SIZE REQUIREMENTS

Minimum lot widths shall not be less than one hundred and twenty-five (125) feet at the building setback line and minimum lot depths shall not be less than one hundred and seventy-five (175) feet.

12.5 LOT COVERAGE

A building structure or use allowed in this District may occupy all that portion of a lot, except as may be dictated by setback requirements, off-street parking, off-street loading and unloading, and their access roads. In the case where the required off-street parking and/or loading and unloading will be provided within the building or structure, then the building or structure may cover the entire lot, except as otherwise required by this Zoning Ordinance.

12.6 YARD REQUIREMENTS

1. Front Yard:

- a) Each lot in the "I-2" District shall have a front yard of not less than thirty (30) feet.
- b) Where platted lots have a double frontage, or are located at the intersection of two streets, the required front yard shall be provided on both streets.

2. Side Yard:

- a) No side yard shall be required for uses permitted in this District except where such use abuts a Residential District zone, in which case there shall be required fifteen (15) feet of side yard on the side of the lot which abuts the Residential District. See Article 12.9 for screening requirements.

3. Rear Yard:

- a) No rear yard shall be required for uses permitted in this District except where the District abuts a Residential District, in which case there shall be a twenty (20) foot rear yard, provided there is no alley. In those cases where an alley exists, the rear yard may be ten (10) feet. See Article 12.9 for screening requirements.
4. Yard setback requirements in excess of the above requirements that are part of a recorded subdivision plat shall be observed when a building permit is issued. Yard setback requirements that are less than the above minimums that are part of a recorded plat shall not govern, and a building permit shall be issued only for the minimum standards imposed by this ordinance.

12.7 HEIGHT REGULATIONS

1. Maximum height for structures shall be seventy-five (75) feet.
2. When a building or structure is within one hundred fifty (150) feet of a Residential District zone, said building or structure shall not exceed forty-five (45) feet in height.

12.8 PARKING REQUIREMENTS

All uses, permitted and conditional, shall conform with the parking regulations of Article 15.

12.9 SUPPLEMENTAL DEVELOPMENT STANDARDS

1. Buffer Strip: Whenever the "I-2" District adjoins a Residential District, an additional side yard and rear yard shall be provided for a buffer strip. The buffer strip shall be at least five (5) feet wide and shall contain an approved permanent fence to serve as a screen between the residentially zoned property.