

DIVISION 31. - I-2 INDUSTRIAL DISTRICT

Sec. 130-1073. - Purpose.

The purpose of the I-2 Industrial District is to provide for the location of industrial uses of large-scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

(Code 1998, app. C, § 5.2501; Ord. No. 07-1548, § 5.2501, 5-3-2007)

Sec. 130-1074. - Permitted uses.

Use by right subject to any minimum standards as listed in section 130-2213:

- (1) Any permitted use under an I-1 district.
- (2) Book binderies.
- (3) Cellophane products manufacturing.
- (4) Cleaning and dyeing works.
- (5) Confectionery manufacturing.
- (6) Dairy products manufacturing.
- (7) Electrical parts, assembly and manufacturing.
- (8) Fiber products and manufacturing.
- (9) Fruit or vegetable canneries.
- (10) Furniture manufacturing.
- (11) Garment manufacturing.
- (12) Foundry casting and extruding mills of lightweight nonferrous metal.
- (13) Millwork and wood product manufacturing.
- (14) Sheet metal products.
- (15) Television and radio broadcasting transmitters.
- (16) Tool manufacturing.
- (17) Toy manufacturing.
- (18) Well drilling services.
- (19) Public utility facilities.
- (20) Outdoor storage yards that occupy greater than ten percent of the area of the developed site.
- (21) Beverage distilling.

- (22) Food products manufacturing.
- (23) Glass products manufacturing.
- (24) Paint manufacturing and treatment.
- (25) Pharmaceutical manufacturing.
- (26) Shop fabricating and repair.
- (27) Structural fabrication (steel and concrete).
- (28) Tire retreading, recapping or rebuilding.
- (29) General, multi-use office buildings of 40,000 square feet of gross floor area or less.
- (30) Indoor recreational facilities including a restaurant without lounge.
- (31) Portable storage containers use for storage.
- (32) Air curtain incinerator.

(Code 1998, app. C, § 5.2502; Ord. No. 07-1548, § 5.2502, 5-3-2007; Ord. No. 09-2082, 7-2-2009; Ord. No. 10-2308, 8-5-2010; Ord. No. 10-2366, 11-4-2010; Ord. No. 11-2486, 4-7-2011; Ord. No. 18-4004, 12-6-2018)

Sec. 130-1075. - Administrative permits.

- (a) The purpose of an administrative permit is to provide for a staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the department of planning and development and are in conformance with the minimum standards for that use as outlined in section 130-2213:
 - (1) Snowball stands between April 1 and September 30.
 - (2) Christmas tree sales between November 1 and January 1.
 - (3) Seasonal seafood peddlers using temporary structures provided that the use is temporary and valid for a period not greater than six months.
 - (4) Seasonal produce stands, provided that the use is temporary and valid for a period not greater than six months.
 - (5) Fireworks sales (where allowed).
 - (6) Commercial excavation, subject to the minimum standards as established in section 130-2213(49).
 - (7) On-location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the chief building official, or assigns.
 - (8) On-location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the chief building official, or assigns are permitted when

the set/structure meets all applicable codes of the relevant zoning district.

(9) Mobile food trucks when meeting the minimum standards for specific uses outlined in section 130-2213.

(10) Brewery or distillery with tours.

(b) All temporary uses not specifically permitted in these regulations are expressly prohibited.

(Code 1998, app. C, § 5.2503; Ord. No. 07-1548, § 5.2503, 5-3-2007; Ord. No. 09-2151, 11-5-2009; Ord. No. 10-2407, 2-12-2010; Ord. No. 15-3393, exh. A(5.2503), 9-3-2015; Ord. No. 17-3659, exh. A(5.2503), 1-5-2017; Ord. No. 19-4052, 12-6-2018)

Sec. 130-1076. - Site and structure provisions.

(a) *Maximum building size.* The maximum building size in the I-2 district shall be 200,000 square feet.

(b) *Minimum lot area.* No new lot shall be created that is less than 20,000 square feet in area.

(c) *Minimum area regulations.*

(1) *Minimum lot width.* For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than 80 feet.

(2) *Street planting areas.* All areas along the street or road which a property abuts shall comply with the standards of section 130-1976.

(3) *Side and rear planting areas.* All areas located along the side and rear interior property lines shall comply with section 130-1977.

(4) *Transitional yard.* Where an I-2 district adjoins a residential district, transitional yards shall be provided in accordance with subsections (c)(1) and (2) of this section or the following regulations whichever is more restrictive:

a. Where lots in an I-2 district front on a street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.

b. In an I-2 district, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

c. In an I-2 district, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

d.

In an I-2 district, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

- e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.
- (d) *Maximum lot coverage.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 50 percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.
- (e) *Height regulations.* No building or dwelling for residential or business purposes shall exceed 45 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in chapter 115, article II, whichever is higher.
- (f) *Design criteria.*
 - (1) *Landscaping.* All landscaping shall be in compliance with article VI, division 2, of this chapter.
 - (2) *Signage.* All signage shall be in compliance with article VI, division 3, of this chapter.
 - (3) *Lighting.* All site lighting shall be in compliance with article VI, division 4, of this chapter.
 - (4) *Parking/loading.* All parking and loading will be in compliance with article VI, division 8, of this chapter.

(Code 1998, app. C, § 5.2504; Ord. No. 07-1548, § 5.2504, 5-3-2007)

Secs. 130-1077—130-1105. - Reserved.