

DIVISION 15. - I-2 GENERAL INDUSTRIAL DISTRICT

Sec. 23-521. - Intent.

The I-2 general industrial district is intended for wholesale and heavy industrial uses where resultant noise, odors, pollution, and congestion are minimized. Residential development is prohibited. This district is not suitable for heavy industrial use which collects, stores, or disposes of hazardous materials and its by-products.

(Ord. No. 001-2001, § 21.1, 2-13-2001)

Sec. 23-522. - Permitted uses.

All uses permitted in the I-1 district may be used within the I-2 district.

(Ord. No. 001-2001, § 21.2, 2-13-2001)

Sec. 23-523. - Conditional uses.

Structures and land may be used under specific conditions for only the following purposes:

- (1) Churches and other places of worship with attendant educational and recreational buildings, and their appurtenant accessory uses (e.g., cemeteries, mausoleums, etc.).
- (2) Clinics.
- (3) Theaters, including drive-in theaters.
- (4) Bus, railroad and air terminals.
- (5) Places of assembly including auditoriums, stadiums, coliseums and dancehalls.
- (6) Produce and farmers' market.
- (7) Truck terminals.
- (8) Auto auctions.
- (9) Development of natural resources, including the removal of minerals and other natural resources, together with necessary building, machinery, and appurtenances related thereto.
- (10) Trade shops, including sheet metal, roofing, upholstery, electrical, plumbing, cabinetmaking and carpentry, rug and carpet cleaning, and sign painting, provided that all operations are conducted entirely within a building.
- (11) Food processing plants, such as bakeries, meat packers, or fish and poultry houses.
- (12) Frozen dessert and milk processing plants.
- (13)

Salvage yards, junkyards, and collection yards for metals, tires, etc., meeting additional requirements such as:

- a. It must be surrounded by a buffer, natural buffer, such as trees and shrubs, or manmade buffer, such as fencing at least eight feet high.
- b. All buildings, structures, and appurtenant accessories shall be 50 feet or greater from all property lines.
- c. It must meet all applicable federal and state requirements.

(Ord. No. 001-2001, § 21.3, 2-13-2001)

Sec. 23-524. - Lot and area requirements.

No development or construction shall be located on a tract containing less than 22,000 square feet.

(Ord. No. 001-2001, § 21.4, 2-13-2001)

Sec. 23-525. - Yard requirements (building setback distance).

The following minimum setback requirements shall be provided for all buildings or structures, as measured from street right-of-way lines:

- (1) Front yard: 50 feet for major and minor streets;
- (2) Rear yard: 50 feet; and
- (3) Side yard: 50 feet.

(Ord. No. 001-2001, § 21.5, 2-13-2001)

Sec. 23-526. - Minimum lot width regulations.

The lot width must front a city, county, state or federally maintained street, road, or highway and which has been legally recorded and maintained as such. The minimum width of such lot shall be no less than 125 feet.

(Ord. No. 001-2001, § 21.6, 2-13-2001)

Sec. 23-527. - Building height regulations.

No structure shall exceed 60 feet in height.

(Ord. No. 001-2001, § 21.7, 2-13-2001)

Sec. 23-528. - Parking.

Parking standards shall be as established in section 23-380.

(Ord. No. 001-2001, § 21.8, 2-13-2001)

Secs. 23-529—23-550. - Reserved.