

DIVISION 17. I-2 GENERAL INDUSTRIAL DISTRICT

Sec. 133-606. Intent.

The I-2 General Industrial District provides land for those industries that normally include the use of heavy machinery and may require outdoor storage areas for raw materials or finished products, provided such storage is enclosed by a suitable screen of fencing or vegetation.

(Code 1998, § 106-661; Ord. No. 97-11, § 13-1-37(a), 11-3-1997)

Sec. 133-607. Permitted uses.

Permitted uses in the I-2 General Industrial District include the following uses that are within buildings that are less than 50,000 square feet in area:

- (1) Automobile body repairs;
- (2) Automotive upholstery;
- (3) Commercial greenhouses;
- (4) Distributors;
- (5) Farm machinery;
- (6) Food locker plants;
- (7) Machine shops;
- (8) Manufacturing and bottling of beverages;
- (9) Painting;
- (10) Printing;
- (11) Publishing;
- (12) Warehousing;
- (13) Manufacture, fabrication, packing, packaging and assembly of products.

(Code 1998, § 106-662; Ord. No. 97-11, § 13-1-37(b), 11-3-1997; Ord. No. 09-06, § 15, 7-20-2009)

Sec. 133-608. Conditional uses.

Conditional uses in the I-2 General Industrial District are as follows:

- (1) Communications transmitting towers, receiving towers, relay or microwave towers;
- (2) Utility facilities and substations;
- (3) Day care centers;

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- (4) Buildings taller than the maximum height permitted in section 133-609. In addition to the standards set forth in section 133-936, a building taller than the maximum height permitted in section 133-609 is subject to the following standards:

- a. The height of the building shall not exceed 55 feet, which 55 feet is an absolute cap on the height of the building that cannot be exceeded for any reason, including, but not limited to, the exceptions set forth in section 133-13.
- b. All part(s) of the building that are above 45 feet in height shall be set back a minimum of 30 feet from any road right-of-way.

- (5) Buildings greater than 50,000 square feet in area.

(Code 1998, § 106-663; Ord. No. 97-11, § 13-1-37(c), 11-3-1997; Ord. No. 09-06, § 16, 7-20-2009; Ord. No. 18-19, § 8, 10-15-2018)

Sec. 133-609. Height and area requirements.

Height and area requirements for the I-2 General Industrial District are as follows:

- (1) *Maximum building height.* The maximum building height shall be 45 feet for the principal building and shall be 20 feet for a detached accessory building, except where taller buildings are approved as conditional uses.
- (2) *Setbacks.* Setbacks shall be as follows:
 - a. Front yard, 50 feet;
 - b. Rear yard, 40 feet;
 - c. Side yard, principal building, 20 feet on each side;
 - d. Side and rear yard, accessory building, five feet on each side.
- (3) *Minimum lot area.* The minimum lot area shall be one acre.
- (4) *Minimum lot width.* The minimum lot width shall be 100 feet.

(Code 1998, § 106-663.1; Ord. No. 09-06, § 17, 7-20-2009)

Secs. 133-610—133-636. Reserved.