

ZONING AND SUBDIVIDING--I -2 Zoning Ordinance

§ 7.31 I-2, GENERAL INDUSTRIAL DISTRICT.

(A) Purpose. The I-2, general industrial district, is intended to provide a district which will allow general industrial uses which, due to their size and nature, would not conform in the planned industrial district.

(B) Permitted uses. Within an I-2, general industrial district, no building or land shall be used except for one or more of the following uses, provided they comply with the performance standards set forth in this district:

- (1) Any use permitted in the I-1, industrial district;
- (2) Contractors' offices, shops and yards;
- (3) Freight terminals;
- (4) Ice sales and general storage facilities;
- (5) Garages for storage, repair and servicing of motor vehicles;
- (6) Farm machinery and implement sales and service;
- (7) Hatcheries;
- (8) Highway maintenance shops and yards;
- (9) Lumber yards and storage facilities;
- (10) Monument works;
- (11) Public service structures, including power substations, gas regulator stations, sewage disposal plants, telephone exchanges, police or fire stations, elevated tanks and water works;
- (12) Manufacturing, processing, storage, servicing and testing establishments;
- (13) Roller skating rinks, racquetball courts, indoor archery and/or rifle range, indoor tennis courts, curling rinks, gymnasiums; and
- (14) Any use permitted in division (B)(12) of the B-2, service business district (§ 7.21).

(C) Uses by conditional use permit. Within an I-2, general industrial district, no building or land shall be used for one or more of the following uses, except by conditional use permit:

- (1) Retail and service establishments essential to the operation of an I-2, planned industrial district, and provided goods and services which are primarily for the use of persons employed in the district.
- (2) Automobile sales, truck sales, used car and truck lots, car and truck washing establishments, service stations, and repair shops subject to the following:
 - (a) The outside display and storage area shall be surfaced with a dust-free material, and the arrangement of entrances, exits and parking stalls shall be subject to the approval of the City Engineer. Off-street parking and loading areas shall be surfaced as required by § 7.41;
 - (b) The lighting, whether direct or reflected, such as from floodlights or spotlights, and as differentiated from general illumination, shall not be directed into any adjacent property; and
 - (c) Extraction of materials, provided that the land is left in a usable condition when the use ceases to operate, and provided the application for a conditional use permit is accompanied by a map or plan clearly showing the proposed depth, side slopes and grades which will be permanently established upon the land as a result of the extraction.
- (3) Retail sales, retail service and office establishments where adjacent to any of the classes of business districts in which the use is permitted;
- (4) Manufactured home camping equipment, sales and rentals;
- (5) Manufactured home sales lot;
- (6) Trailer rentals and truck rental for private hauling;

- (7) Flea markets;
 - (8) Above ground bulk storage of petroleum products, hazardous chemicals and other noxious, explosive or flammable products;
 - (9) Business activity listed in divisions (B) and (C) of this section when operated in or on a temporary structure of any type including trailers or other vehicles. A temporary structure in this case is defined as being in place for less than six months, but more than three days; and
 - (10) Other business activity of the same general character listed in division (B) of this section.
- (D) Permitted accessory uses. Within an I-2, general industrial district, the following uses shall be permitted accessory uses:
- (1) Accessory uses customarily incidental to the uses permitted in divisions (B) and (C) of this section.
 - (2) Off-street parking and loading, as regulated by § 7.41; and
 - (3) Signs, as regulated by § 7.40.
- (E) Height, yard and lot coverage regulations.
- (1) Height regulations. No building shall hereafter be erected or structurally altered to exceed six stories or 75 feet in height.
 - (2) Front yard regulations.
 - (a) No front yard shall be required, except as required to provide parking and loading as required by § 7.41; and
 - (b) Except that on every lot that is located across the street from any of the classes of residence districts there shall be a front yard depth of not less than 25 feet and there shall not be located any above ground bulk petroleum products, hazardous chemical or other noxious, explosive or flammable product fixed storage container within 400 of abutting classes of residence districts.
 - (3) Side yard regulations.
 - (a) No side yard shall be required, except as required to provide parking and loading space as required by § 7.41;
 - (b) Except that no building shall be located within 25 feet of any side lot line nor shall any above ground bulk petroleum product, hazardous chemical or other noxious, explosive or flammable product fixed storage container be located within 400 feet of any abutting classes of residence districts.
 - (4) Rear yard regulations.
 - (a) No rear yard shall be required, except as required to provide parking and loading spaces as required by § 7.41; and
 - (b) Except that, no building shall be located within 30 feet of any rear lot line nor shall any above ground bulk petroleum product, hazardous chemical or other noxious, explosive or flammable product fixed storage container be located within 400 feet of any abutting classes of residence districts.
- (F) General regulations. Additional regulations in the I-2, industrial district, are set forth in
- (G) Performance standards.
- (1) Intent. It is the intent of this division to provide that industry and related activities shall be established and maintained with proper appearance from streets and adjoining properties, and to provide that each permitted use shall be a good neighbor to adjoining properties by the control of the following.
 - (2) Standards. The performance standards set forth in (H)(2) of the I-1, planned industrial district, shall be used for the I-2, general industrial district.
 - (3) Investigations and tests. In order to insure compliance with the performance standards set forth above, the Council may require the owner or operator of any permitted use to have made

investigations and/or tests as may be required to show adherence to the performance standards. The investigation and/or tests as are required to be made shall be carried out by an independent testing organization approved by the city. The costs incurred in the investigation or testing shall be ordered by the owner or operator and shared equally by the owner or operator and the city unless the investigation and tests disclose non-compliance with the performance standards; in which situation the entire investigation or testing cost shall be paid by the owner or operator.

(„92 Code, § 7.31) (Ord. 324, eff. 11-20-65; Am. Ord. 6, Third Series, eff. 7-1-79; Am. Ord. 175, Third Series, eff. 5-15-88; Am. Ord. 30, Fourth Series, eff. 5-15-91)