

CHAPTER 27

I-2 GENERAL INDUSTRIAL ZONE

Sections:

- 27.1.0 Purpose
- 27.2.0 Permitted uses
- 27.3.0 Permitted accessory uses
- 27.4.0 Conditional uses
- 27.5.0 Development Standards

27.1.0 PURPOSE. The I-2 General Industrial Zone is established to preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses. Uses in this district have the potential to generate high levels of noise, light, odor, fumes or smoke that require their protection from encroachment by incompatible land uses. Residential land uses are discouraged from this Zone.

27.2.0 PERMITTED USES. Uses permitted in the I-2 zone shall be:

- (1) All uses permitted in the C-3 Zoning District.
- (2) Landscape gardening and storage area for equipment and materials.
- (3) Processing (industrial or manufacturing plants) of agricultural products that are not produced or grown on-site.
- (4) Building material storage yard.
- (5) Trucking, express and storage yards.
- (6) Contractor's plant or storage yards.
- (7) Electrical central power station.
- (8) Laboratories, experimental.
- (9) Automotive assembly and repair.
- (10) Creamery, bottling, ice manufacture and cold storage plant.
- (11) Blacksmith, welding or other metal shops, excluding punch presses over twenty tons rated capacity, drop hammers, and the like.
- (12) The manufacturing, compounding, processing, packaging of cosmetics, pharmacology and food products, except fish and meat products, and the reducing and refining of fats and oils.
- (13) Printing plant.
- (14) Parking lots within 500 feet of a C-2 district boundary, provided such lots are paved and the development complies with the landscape and fencing requirements of the C-1 district.
- (15) Junkyards, automobile wrecking yards, scrap iron, scrap paper, or rag storage, sorting or bailing shall be permitted, provided:
 - (a) An eight-foot sight-obscuring fence must be constructed and inspected prior to the issuance of a certificate of occupancy for use of the goods. The fence shall be of solid single neutral color.

- (b) No automobile or parts thereof, junk or salvage materials or parts thereof shall be visible from any public right-of-way. All materials or parts shall be located within the fenced area.
- (c) Fire lanes shall be provided as required in the Uniform Fire Code.
- (d) A performance bond for one thousand dollars shall be required prior to the issuance of an occupancy permit, to assure compliance with provisions of this section. The bond shall remain in force as long as the use exists.
- (e) The permit shall be granted for a period not to exceed two years and at the end of such period an inspection shall be made of the premises to determine the advisability of renewing such permit.

27.3.0 PERMITTED ACCESSORY USES. Accessory buildings and accessory uses.
See definitions for further reference.

27.4.0 PERMITTED CONDITIONAL USES. The following uses may be permitted in the I-2 district upon approval of a special permit:

- (1) Slaughterhouses and stockyards.
- (2) Acid manufacture or wholesale storage of acids.
- (3) Cement, lime, gypsum, or plaster of paris manufacture.
- (4) Distillation of bones.
- (5) Manufacture of explosives or storage of explosives, including gases.
- (6) Fat rendering, fertilizer, gas or glue manufacture.
- (7) Garbage, offal, or dead animal reduction or dumping.
- (8) Petroleum or petroleum products refining.
- (9) Smelting or reduction of ore or metallurgical products.
- (10) Foundry casting of nonferrous metals or electric foundry causing noxious fumes or odors.
- (11) Race tracks and courses for the conduct of seasonal or periodic racing.
- (12) Asphalt or concrete batch plant.
- (13) Commercial composting facilities.
- (14) Caretakers residence.
- (15) Power generating facilities or plants.
- (16) Permanent airstrips used by agricultural aerial applicators (crop dusting) - including helicopters.
- (17) Non-motorized recreational trails and similar facilities.

27.5.0 DEVELOPMENT STANDARDS.

- (1) Minimum lot area: Not required except for non conforming residential uses which must retain a minimum of five thousand (5,000) square feet for single family and three thousand (3,000) square feet for each additional unit.
- (2) Lot Coverage: Dictated by parking requirements, setbacks and landscaping.
- (3) Minimum Yard Setbacks:

- (a) See Site Design Standards Chapter for appropriate yard requirements.
- (4) Maximum building height:
 - (a) No restrictions.
- (5) Fences and hedges: (See Landscaping and Screening Chapter).
- (6) Parking: (See Off-Street Parking Chapter).
- (7) Landscaping: (See Landscaping and Screening Chapter).