I-2 (Industrial-2) District

30-100 Purpose of District: The Industrial-2 (I-2) District provides for a wide range of industrial activities, some of which may generate objectionable or hazardous conditions and therefore are not compatible with non-industrial land uses. Permitted uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial-2 District also accommodates office and commercial support services for industrial activity.

30-200 Permitted Uses: Any use indicated as permitted in this district on the Schedule of Uses, Section 10-200.

30-300 Lot Requirements: No requirements for minimum lot area, depth, or width are set forth.

30-400 Yard (Setback) Requirements

30-410 All portions of main buildings or structures shall be set back from all property lines to provide the following minimum yards. Every part of a required yard shall be open and unobstructed as set forth in Section 11 except that an ordinary projection of window sills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, unsupported canopies and other architectural features may not project more than five (5) feet into required yards.

30-420 Gasoline pump islands and canopies may not be located within twenty (20) feet of a lot line adjacent to a street, measured to the nearest point of the island or canopy.

30-430 Yards and Setbacks Adjacent to Streets

30-431 Yards adjacent to streets shall be measured from the existing or proposed right-of-way line of adjacent streets as provided for on the approved current thoroughfare plan, whichever require the greater setback. A minimum right-of-way of sixty (60) feet shall be used to compute the setback.

30-432 Minimum Front and Rear Yard for Lower Two (2) Stories: 30 feet

30-433 Minimum Side Yards for Lower Two (2) Stories: 20 feet

30-434 Setbacks Adjacent to Streets for Portions of Buildings Above: 30 feet

For the portions of any building above thirty (30) feet, the horizontal setback from any point on the building above thirty (30) feet to any residential district line shall be not less than twice the height of the highest point on the building above grade, or shall be not less than one-half (½) the height of the highest point on the building above grade from the nearest property line, whichever is greater. No front setback shall be required to be more than 100 feet and no side or rear setback in excess of seventy-five (75) feet shall be required.

30-440 Yards and Setbacks Not Adjacent to Streets

30-441 Minimum Side and Rear Yards and Setbacks: No side or rear yard is required for the lower thirty (30) feet except where a permitted use abuts a residential district boundary line, in which event a minimum of twenty (20) feet side or rear yard shall be provided on the side or rear adjacent to such residential district. For the portions of any building above thirty (30) feet, the horizontal setback from any point on the building above thirty (30) feet to any residential district line shall be not less than twice the height of the highest point on the building above grade, or shall be not less than one-half (½) the height of the highest point on the building above grade from the nearest property line, whichever is greater. No setback shall be required in excess of 100 feet.

30-500 Maximum Lot Coverage: Buildings or structures or parts thereof shall not be erected, altered, or placed so as to cover more than sixty (60) percent of the lot.

30-510 Maximum Floor Area Ratio: The maximum floor area of all structures above ground shall not exceed two (2) square feet of floor area for each one (1) square foot of site area.

30-600 Height: Buildings or structures may be erected to any legal height.

Permitted Uses

I-2 (Industrial-2) District

Below is a list of uses allowed within property zoned I-2 (Industrial-2) District. This zoning designation is not found within any of the three freeway corridor overlay districts.

An asterisk (*) denotes that a use is permitted by Specific Use Permit only.

Air Conditioning Service
Aircraft Repairing
Analytical Laboratory
Antenna, Commercial Type 1
Antenna, Commercial Type 2
Antenna, Private
Athletic Club/Instruction, Indoor Facilities*
Athletic Club/Instruction, Outdoor Facilities*
Bakery, Commercial
Batching Plant*
Batching Plant, Temporary
Battery Repairing or Rebuilding
Bottling Plant
Building Materials
Carpet/Rug Cleaning and Repair
Charter School*
Church
Commercial and Industrial Equipment Repair and Service
Commercial Laundry/Cleaners
Commercial School
Contractor Equipment and Storage
Custodial Quarters*
Custom Furniture Manufacturing
Electric Generating Plant
Electric Substation
Equipment Leasing, Indoor
Equipment Leasing, Outdoor
Firewood Bulk Sales*
Furniture and Upholstery Cleaning and Repair/Reupholstering
Grain Elevator
Guard and Patrol Service
Heavy Industrial
Helipad*
High Risk*
Janitorial Service
Kindergarten, Preschool or Child Care Center*

Light Industrial
Meat and Game Processing
Mining*
Motor Freight Terminal
Office Equipment Sales, Repair and Maintenance
Office, General
Parking Garage or Lot, Commercial
Pest Control
Petroleum Products, Wholesale
Printer, Large Scale
Railroad Freight Terminal
Railroad Yard
Recycling Center*
Repair and Service Shop
Restaurant
Restaurant, Drive-Through*
Salvage Yard*
Sanitary Landfill*
School, Public and Private
Septic Tank Service
Sewage Treatment Plant*
Sexually Oriented Business
Slaughterhouse/Feed Yard*
Stadium, Arena, Athletic Field*
Truck or Bus Storage, Commercial
Truck or Bus Washing
Uniform Supply Service
Used Goods or Products Collection Point, Temporary*
Vehicle Pound*
Warehousing, General
Water Reservoir or Well*
Water Treatment Plant
Wholesaling, General
Wind Generator*