SECTION 30

INDUSTRIAL-2 DISTRICT (I-2)

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 service station 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 <u>Yards and Setbacks Adjacent to Streets</u>

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 Stories:
	Thirty (30) Feet

30-433 <u>Minimum Side Yards for Lower Two Stories</u>: Twenty (20) Feet

30-434 <u>Setbacks Adjacent to Streets for Portions of Buildings</u> Above: Thirty (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 ($\frac{1}{2}$) 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 one-hundred (100) feet and no side or rear setback in excess of seventy-five (75) feet shall be required.

30-440 <u>Yards and Setbacks Not Adjacent to Streets</u>

30-441 <u>Minimum Side and Rear Yards and Setbacks</u>

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 one hundred (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 <u>Maximum Floor Area Ratio</u>

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.

Uses Permitted in the I-2 (Industrial 2) District

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

Minina*

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*

Uses Permitted in the I-2 (Industrial 2) District Page 2

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*

^{*} Allowed by Specific Use Permit only.