

I-2 District

1107.05 Industrial Districts

- (a) I-1: Light Industrial District: The intent of the I-1 Light Industrial District is to provide for industrial and office uses that are not of an intensity to produce objectionable impacts on adjacent development. This District should be located within areas of the City with suitable access to transportation routes and necessary utilities.
- (b) I-2: General Industrial District: The intent of the I-2 General Industrial District is to provide for all industrial uses, including those high-intensity uses that create noticeable impacts on the surrounding area. All uses, however, will be required to operate without causing a risk to the health and welfare of the inhabitants of the City. This District is intended to be located within areas of the City that have suitable access to transportation routes and necessary utilities and that are away from residential uses.
- (c) Development Standards: Development standards for each of the Industrial Districts are listed in Table 10.
- (d) Permitted, Prohibited and Conditional Uses: Permitted, prohibited, accessory, and conditional uses for each of the Industrial Districts are listed in Table 11. If a box in Table 11 is blank or if a use is not listed in Table 11 as a permitted, accessory, or conditional use, it shall be considered prohibited.

TABLE 10: Industrial Lot and Dimensional Requirements

Industrial Lot and Dimensional Requirements						
District/Use	Min. Lot Size (acres)	Min. Front Setback (ft.)	Min. Side Setback One Side/Total (ft.)	Min. Rear Setback (ft.)	Min. Lot Width (ft.)	Max. Height (ft.)
Permitted Principal Uses						
I-1	*	35	15	15	200	45 †
-adj. to residential	*	50	50	50	200	45 †
I-2	*	25	15	15	200	45 †
-adj. to residential	*	50	100	50	300	45 †
Accessory Uses						
Antennas & Towers	—	—	5	5	—	—
Decks, Patios & Porches	—	10	5	5	—	—
Detached Garages & Storage Sheds	—	—	3	3	—	—
Fences**	—	ROW line	—	—	—	6-10 ft.
Fences, Barbed-Wire	—	ROW line	—	—	—	^
Gazebos	—	—	5	5	—	—
Swimming Pools^^	—	—	10	10	10	—

* No minimum lot size, but must meet all other requirements.

† When a building is more than 45 feet in height, an additional foot of rear yard is required for each additional 2 feet in height. Any building that exceeds maximum height shall only be allowed as a variance.

** See special requirements for corner lots.

^ Must be at least six feet from ground.

^^ Private, Accessory to Principal Use Only.

TABLE 11: Uses in the Industrial Districts

Type of Use	Industrial District	
	I-1	I-2
Alcohol and Drug Addiction Treatment Facilities	C	C
Ancillary Offices	A	A
Antenna & Towers	A	A
Business Services	P	P
Decks, Patios & Porches	A	A
Detached Garages & Storage Sheds	A	A
Dish Antenna	A	A
Distribution Center	C	P
Fences	A	A
Fence, Barbed-Wire	A	A
Fence, Electric	C	C
Fulfillment Center	P*	P*
Gazebos	A	A
Gasoline Service Stations	C	C
General Industry		P
Light Industry	P	P
Real Property Services	P	P
Research and Development Facilities	P	P
Self-Service Storage Facility or Mini-Warehouse	C	C
Sexually Oriented Businesses	C	C
Swimming Pools ^^	A	A
Transportation, Communication, Utility	P	P
Vehicle Repair Service	C	C
Warehouse (secondary use)	P*	P*
Warehouse (primary use)		C

P=Permitted Use, C=Conditional Use, A=Accessory Use,
^^ Private, Accessory to Principal Use Only

I-2

(*) Indicates permitted uses that have additional use-specific standards.

(a) Additional Use Regulations: The following additional standards shall apply to uses listed in table 11.

(1) Distribution Center: In any zoning district in which this use is a conditional or permitted use, all these conditions shall apply:

- (A) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.
- (B) Fleet vehicle parking shall be to the side or rear of the property on a striped asphalt or concrete paved surface.
- (C) Fleet vehicle parking areas shall be screened by landscaping and or fencing along all sides visible from the public right of way and from adjoining residential property.
- (D) No junk, inoperative, or unlicensed automobiles, or parts, shall be permitted on the property.
- (E) No outdoor storage of any material or waste shall be permitted on site.

(2) Fulfillment Center: In any zoning district in which this use is a conditional or permitted use, all these conditions shall apply:

- (A) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.
- (B) Fleet vehicle parking shall be to the side or rear of the property on a striped asphalt or concrete paved surface.
- (C) Fleet vehicle parking areas shall be screened by landscaping along all sides visible from the public right of way and from adjoining residential property.
- (D) No junk, inoperative or unlicensed automobiles, or parts shall be permitted on the property.
- (E) No outdoor storage of any material or waste shall be permitted on site.

(3) Warehousing (Primary Use): In any zoning district in which this use is a conditional or permitted use, all these conditions shall apply:

- (A) Warehousing is not permitted on a previously undeveloped property. This includes subdividing an existing property to create a new buildable lot and demolishing an existing building in order to construct a new warehouse as a primary use.
- (B) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.
- (C) No outdoor storage of any material or waste shall be permitted on site.

(4) Warehousing (Secondary Use): In any zoning district in which this use is a permitted secondary use, all these conditions shall apply:

- (A) Warehousing is allowed as a secondary use to retail, manufacturing, or industrial uses on the same property.
- (B) Secondary warehousing shall not exceed 35% of the total building area, unless specifically approved by Planning Commission.
- (C) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be used on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.

(Ord. 2009-12. Passed 7-6-09; Ord. 2013-18. Passed 11-4-13; Ord. 2014-01. Passed 3-17-14; Ord. 2015-11. Passed 7-6-15; Ord. 2017-01. Passed 2-6-17.)

HISTORY

Amended by Ord. 2018-08 on 5/21/2018

Amended by Ord. 2018-19 on 11/5/2018

Amended by Ord. 2021-29 on 12/6/2021