

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

I-2, Heavy Industrial District



The I-2 District is designed primarily to minimize the high risk of hazardous and environmentally objectionable uses of general manufacturing processes and storage facilities as well as provide for warehousing, heavy equipment repair and transportation facilities.

Maximum Height Allowed: 60 feet. *Exception:* Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Min. lot depth	Max. lot coverage		Min. street frontage
				Min. lot width	Max. lot width		Interior lot	Exterior lot	
I-2	All	20,000	-	100'	-	100'	50%	50%	50'

Minimum Setback Standards:

District	Building type	Front		Side		Rear		
		With parking in front	Without parking in front	Adjacent to non-residential district and/or ROW	Adjacent to residential district	Adjacent to ROW	Adjacent to non-residential district	Adjacent to residential district
I-2	All	75'	50'	50'	75'	50'	50'	75'

Railroads:

Where property abuts a railroad and loading and unloading facilities are utilized, or second siding or spurs, the loading and unloading portions of the structures may be built up to railroad property line.

Development Standards:

- (1) *All Industrial (I) districts.*
 - a. *Nuisance mitigation.* Any lighting visible from outside the site shall be designed to reflect away from adjacent residential districts. No noise, odor or vibration shall be emitted so that it constitutes a nuisance which substantially exceeds the general level of noise, odor or vibration emitted by uses adjacent to or immediately surrounding the site. Such comparisons shall be made at the boundaries of the site.
 - b. *Trash receptacles.* Outdoor storage of trash receptacles shall be at the sides or rear of the site and shall be totally encircled or screened by a sight-proof fence, planting or other suitable visual barrier.
 - c. *Screening.* A permanent opaque screening fence or wall shall be constructed along any side or rear property line which abuts property zoned for residential purposes. The height of this screen or wall shall be not less than eight (8) feet and shall be constructed of wood, masonry or other durable opaque material, and finished in a manner appropriate to the appearance and use of the property.
 - d. *Front yards.* No loading or storage of material shall be permitted in the required front yard.
- (2) *I-1 Industrial district only.* Every use or any part thereof that is not conducted within a building completely enclosed on all sides shall be screened by a permanent opaque screening fence or wall so that it cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the I-1, Industrial district:
 - a. *Screening.* The height of any opaque screening fence or wall shall not be less than eight (8) feet.
 - b. *Vehicle storage areas.* Automobile, bus, truck, tractor, mobile home, boat or motorcycle, and wheeled and/or tracked industrial vehicle storage areas are not required to screen fully assembled merchandise which is ready for sale.

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ALLOWED BY RIGHT	CONDITIONAL	
<p>Agriculture and Animals Agricultural product processing Agricultural-related business Animal clinic Animal kennel or shelter Animal - domestic or household Botanical garden Greenhouse Plant nursery</p> <p>Recreation, Education & Assembly Arena / auditorium Commercial recreation facility - indoor Community center Conference / convention center Museum Park - community Park - mini Park - neighborhood</p> <p>Services ATM machine Adult day care Auto or equipment auction Automobile repair Car wash Crematory or mausoleum Child care - residential (4 children) Copy services Correctional facility or jail Crematory Governmental service facility Maintenance service Medical services - laboratory Office - small scale (≤ 4,000 gsf) Office - large scale (≥ 4,000 gsf) Office / warehouse Postal services Repair services - household Repair services - equipment, large appliances</p>	<p>Retail Auto and vehicle sales/rental Building and landscape material sales Construction / heavy equipment sales/rental Equipment rental - indoor Equipment rental - outdoor Gas station Manufactured home sales Medical marijuana dispensary Pharmacy Recreational vehicle and boat sales/rental Outdoor vending, private property</p> <p>Industrial and Warehousing Artisan / craft product manufacturing Cold storage plant Contractor maintenance yard Industrial - intensive Industrial - light Laboratory - dental or medical Laboratory - manufacturing Laboratory - research Light fabrication and assembly process Manufacturing and/or distribution plant, alcoholic beverages of every kind and type Medical marijuana cultivation facility Mini-warehouse storage Taxidermy Warehousing or wholesaling</p> <p>Transportation / Utilities Parking facility (as principle use) Transportation facilities excluding airports</p>	<p>Agriculture and Animals Livestock market Slaughterhouse</p> <p>Recreation, Education & Assembly Commercial recreation facility - outdoor Educational facility Golf course Outdoor music venue Religious facilities</p> <p>Services Child care - commercial Public safety services</p> <p>Retail Restaurant, microbrewery</p> <p>Industrial and Warehousing Bulk storage of highly flammable material Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500' of a city owned & maintained park or trail Mining Salvage yard</p> <p>Transportation / Utilities Airport facilities Electric generating plant Utility facility Solid waste disposal Wind energy system, large Wireless communication facility (cell towers)</p> <p>Other Temporary uses</p>
	ACCESSORY	
	<p>Residential Dwelling - accessory</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory - nonresidential</p>	

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I-2 Heavy Industrial Setback Illustration

