

17.56 I-2 General Industrial District

17.56.010 Description.

The I-2 district is composed of certain lands suitable for a less restrictive type of industrial development where the necessary characteristics of industrial operation will not adversely affect nearby residential and business uses. The purpose of the district is to permit the normal operation of almost all industries, subject to those regulations necessary for mutual protection of nearby property owners in the lawful use of their respective properties, and the public health, safety and general welfare. (Ord. 86-13 §1(part), 1986)

17.56.015 Permitted uses.

No land shall be used or occupied and no structure shall be designed, erected, altered, used or occupied in any I-2 district except for either one (1) or several of the following uses and lawful accessory uses thereto:

A. Manufacturing, processing and fabrication;

B. Sale at wholesale or storage: The sale at wholesale, the warehousing and/or storage of any commodity, except:

1. Live animals;
2. Commercial explosives;
3. Bulk storage above ground of flammable liquids or gases, unless and only to the extent that such storage of liquids or gases is directly connected to energy or heating devices on the premises;

C. Sale at retail: The sale at retail of the following except that not more than twenty percent (20%) of the total floor area and/or building coverage may be devoted to retail operations:

1. Hardware;
2. Any commodity manufactured, processed, fabricated or warehoused only on the premises;
3. Equipment, supplies and materials (except commercial explosives) for agriculture, mining, industry, business transportation, building and other construction;

D. Laboratory;

E. Office;

F. Bank;

G. Public facilities;

H. 1. Parking or storage of motor vehicles outside; need not be enclosed by opaque screening, but any unenclosed portion must meet all specifications for maintenance of off-street parking spaces.

2. Towing services, trash removal operations, wrecked, junked or abandoned vehicle storage or similar uses are not permitted, EXCEPT:

a. A towing service may operate in this zone, and may deal with wrecked, junked or abandoned vehicles, ONLY IF no more than eight (8) vehicles are stored outside at any one (1) time and these vehicles must be screened from adjacent properties by a minimum six-foot-high opaque fence.

I. Railroad track including main track, lead track and spur track;

J. Repair, rental and servicing; the repair, rental and servicing of any commodity;

K. Outdoor storage;

L. Restaurant;

M. Small animal hospital and clinic (except that no external boarding of animals is permitted);

N. Ambulance service;

O. Feed stores, lumberyards, wood yards and similar storage yards;

P. Motor freight terminal and contractor yard for vehicles, equipment, materials and/or supplies;

Q. Pet store;

R. Blueprinting;

S. Mini storage garages, to include a dwelling unit for a resident manager/caretaker;

T. Terminal for public transit vehicles;

U. Sexually oriented business as defined and regulated by Chapter 17.67 of this Title.

V. Accessory uses. (Ord. 98-18 §1(part), 1998; Ord. 95-02 §1(part), 1995; Ord. 93-31 §3, 1993; Ord. 91-24 §1(part), 1991; Ord. 86-13 §1(part), 1986)

17.56.020 Uses by special review.

Uses permitted by special review in any I-2 district shall be as follows:

A. Child care centers.

B. Clubs, lodges, fraternal and service organizations.

C. Dog kennel.

D. Wind generators.

E. Same as B-1 district, Section 17.40.030 B.

F. Churches, synagogues and other religious institutions.

G. In situations, such as condominiums, where there are common walls between uses, the applicant for a use by special review is responsible for any additional firewall construction as required by the Uniform Building Code, rather than any permitted use being responsible for additional construction.

H. Indoor/outdoor recreational facility.

I. Towing service to allow storage of more than eight (8) vehicles outside. (Ord. 2006-43 §3, 2006; Ord. 95-02 §1(part), 1995; Ord. 91-24 §1(part), 1991; Ord. 91-22 §2(part), 1991; Ord. 86-13 §1(part), 1986)

17.56.040 Development standards.

The following development standards for the I-2 district shall apply:

- A. Maximum lot coverage: as limited by applicable standards for development, parking, landscaping and other requirements;
- B. Minimum side yard: zero (0) feet except where side yard abuts an adjoining zoning of a lesser intensity, then the side yard setback of the lesser zone district shall apply for that side;
- C. Minimum front yard: fifteen (15) feet from the front property line;
- D. Minimum rear yard: zero (0) feet except where rear yard abuts an adjoining zoning of a lesser intensity, then the rear yard setback of the lesser zone district shall apply;
- E. Maximum height of buildings: fifty (50) feet. (Ord. 86-13 §1(part), 1986)