Chapter 15.21 - I-2/GENERAL INDUSTRIAL DISTRICT

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15.21.010 Statement Of Intent

This district is intended to provide for the development of general manufacturing and industrial areas. This district is designed to accommodate industrial uses with moderate external effects.

(Ord. 5366 § 4 (part), 1998)

15.21.020 Principal Uses

The following principal uses shall be permitted in an I-2 district:

1. Agricultural sales and service;
2. Auction;
3. Auction indoor;
4. Automobile repair, minor and major;
5. Automobile sales and rental;
6. Automobile service establishment;
7. Building material, sale and storage;
8. Business service establishment;
9. Commercial storage;
10. Consumer fireworks sales;
11. Consumer service establishment (limited to the following):
    1. Appliance repair and rental;
    2. Arts and crafts studio;
    3. Locksmiths;
    4. Medical office or clinic for people;
    5. Musical instrument repair shop;
    6. Photographers' studios;
    7. Print shop;
    8. Shoe repair;
    9. Taxidermist shops;
    10. Upholstery shops;
    11. Watch repair.
12. Contractor shop;
13. Data center;
14. Equipment repair;

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15. Equipment sales and rental;
16. Governmental maintenance facility;
17. Greenhouse, commercial;
18. Local utility service;
19. Manufacturing, light and general;
20. Private parking lot;
21. Public parking lot;
22. Public safety services;
23. Railroad yard and intermodal facilities;
24. Sign manufacturing;
25. Small alcohol production;
26. Tattoo parlor;
27. Tavern;
28. Truck service establishment;
29. Truck terminal;
30. Warehousing and distribution, limited and general;
31. Automobile sales and rental, indoor.

(Ord. 5957 § 1, 2007)

(Ord. No. 6148, § 1, 2-13-2012; Ord. No. 6335, § 1, 6-11-2018; Ord. No. 6346, § 1, 8-13-2018)

HISTORY
Amended by Ord. 6499 on 6/13/2022

15.21.030 Conditional Uses

The following conditional uses shall be permitted in an I-2 district, in accordance with the requirements set forth in CBMC 15.27:

1. Contractor yard;
2. Correctional placement residences;
3. Day care services;
4. Detention facility;
5. Grain storage and distribution;
6. Rubble dump;
7. Salvage operations;
8. Storage yard;
9. Emergency shelter and homeless service center;
10. Commercial recreation (indoor);
11. Meat packing and processing;
12. Solar energy conversion systems.

(Ord. 5957 § 2, 2007)

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HISTORY
Amended by Ord. 6444 on 3/8/2021

15.21.040 Accessory Uses

The following accessory uses shall be permitted in an I-2 district:

1. Uses of land or structure customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.

(Ord. 5366 § 4 (part), 1998)

15.21.050 Site Development Regulations

Minimum Lot Size

Lot area	15,000 square feet
Lot width	75 feet
Lot depth	150 feet

Minimum Setbacks	**All Structures**
Front yard	15 feet
Interior yard	10 feet
Street side yard	10 feet
Rear yard	10 feet
Maximum height	75 feet*
Lot coverage, all structures	70% maximum

*Maximum Height: Seventy-five (75) feet; provided, however, that on parcels of land which in the aggregate are more than fifty (50) acres in size the maximum height shall be increased up to one hundred sixty (160) feet if the following requirements are met at the time of construction: (i) title to the land shall be consolidated in one person or entity or controlled through affiliates or subsidiaries by one person or entity; and (ii) for every one foot in height in excess of seventy-five (75) feet, the minimum yard setbacks shall be increased by one foot.

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(Ord. 5957 § 3, 2007; Ord. No. 6206, § 1, 4-7-14)

15.21.060 Additional Regulations

1. No tavern or small alcohol production facility shall be located within two hundred (200) feet of any school or religious building, public park, or any conforming residential use. Distance shall be measured between the closest points from lot line to lot line.
2. Consumer fireworks sales from a temporary structure shall not be located within three hundred (300) feet of a residential structure.

(Ord. 5366 § 4 (part), 1998)

(Ord. No. 6335, § 1, 6-11-2018; Ord. No. 6346, § 1, 8-13-2018)

15.21.070 Signs

Signage in this district shall comply with CBMC 15.33, Signs.

(Ord. 5366 § 4 (part), 1998)

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