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.

15.21.020 Principal uses. The following principal uses shall be permitted in the I-2 district:

1. Agricultural sales and service

2. Auction

3. Auction indoor (Ord. 6148, Sec. 1, 2/13/12)

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

9.a. Consumer fireworks sales

10. Contractor shop

11. Data center

12. Equipment repair

13. Equipment sales and rental

14. Governmental maintenance facility

15. Greenhouse, commercial

16. Local utility service

17. Manufacturing, light and general

18. Private parking lot

19. Public parking lot

20. Public safety services

21. Railroad yard and intermodal facilities

22. Sign manufacturing

23. Tavern

24. Truck service establishment

25. Truck terminal

26. Warehousing and distribution, limited and general (Ord. 5957, Sec. 1, 12/10/07)

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 Chapter 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 (Ord. 5957, Sec. 2, 12/10/07)

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.

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* (Ord.6206, Sec 1, 4/7/14)
Lot coverage – all structures:	70% maximum (Ord. 5957, Sec. 3, 12/10/07)

* Parcels of land which in the aggregate are more than 50 acres in size the maximum height shall be increased up to 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 75 feet, the minimum yard setbacks shall be increased by one foot.

15.21.060 Additional regulations.

1. No tavern shall be located within two hundred 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 300 feet of a residential structure.

15.21.070 Signs. Signage in this district shall comply with Chapter 15.33 "Signs" (Ord. #5366, Sec. 4, 2/23/98)