

I-2 "General Industrial" This district is established to implement comprehensive plan policies to provide for a range of industrial uses including manufacturing, processing and fabrication plants, distribution centers and recycling centers.

1) Permitted uses.

- A) All permitted I-1 uses.
- B) Distribution centers.
- C) Laundry/dry cleaning plants.
- D) Manufacturing: Fabrication.
- E) Manufacturing: Processing.
- F) Motor vehicle repair facility.
- G) Motor vehicle towing and impoundment.
- H) Trucking terminal.
- I) Warehousing.
- J) Concrete plants.
- K) Breweries.
- L) Feed grinding and processing.
- M) Animal slaughtering or processing.
- N) Sawmills.
- O) Salvage /recycling yard.
- P) Tents.
- Q) Crematories.
- R) Incinerators.
- S) One single-family residential dwelling unit on the site to be utilized exclusively for the owner or caretaker.
- T) Towers.

2) Uses expressly prohibited.

- A) Residential dwelling units (exception noted above).
- B) Any use prohibited by city, state or federal law.

3) Site Plan Approval.

- A) A site development plan shall be required per Article 8, Section 65-90 of this Code prior to final project approval.

4) Design standards.

- A) The minimum lot area shall be one (1) acre.
- B) The minimum lot width shall be three hundred (300) feet measured along the building setback line.
- C) The maximum building height shall be forty (40) feet.
- D) Minimum setback requirements:
 - 1. Front yard setback:
 - a. Local roadway: Twenty five (25) feet.
 - b. Collector roadway: Thirty (30) feet.
 - c. Arterial roadway: Thirty five (35) feet.
 - 2. Side yard setback when adjoining;
 - a. Another lot: Thirty five (35) feet.
 - b. Local roadway: Twenty five (25) feet.
 - c. Collector roadway: Thirty (30) feet.
 - d. Arterial roadway: Thirty five (35) feet.
 - 3. Rear yard setback: Thirty five (35) feet.
- E) The maximum impervious surface ratio (which includes building coverage) shall not exceed sixty (60) percent.

F) The maximum floor area ratio (FAR) shall not exceed fifty (50) percent.

5) General Requirements for Development

A) Stock yards, feed lots, paper or pulp mills shall be located at least one (1) mile from any residential land use or residential zoning district.

B) Outdoor storage of products or equipment must be enclosed by an opaque fence of a minimum of six (6) feet in height from grade.