



Zone District: I-2 (Light Industrial District)

Purpose. The standards of this district (I-2) are designed to retain and provide areas for the manufacture, warehousing, jobbing and limited retailing of products which by their inherent characteristics and the operations involved are not obnoxious to one another or surrounding uses.

Setbacks: Front: 0' Side: 5'* Rear: 15'*

* Does not apply on the portion of the parcel adjacent to another parcel also in a business or Industrial zone. It does apply when the portion of the parcel is adjacent to a residential or special zone (streets and alleys not considered.).

Coverage: 100%
Floor Area Ratio: 1
Max. Height: Unlimited (See Section 17-4-6 for additional setbacks required for structures over 35' in height)
Minimum Lot Width: 50'
Minimum Lot Size: 10,000 Square Feet

PERFORMANCE STANDARDS:

Sec. 17-4-5.

Schedule of District Regulations (Part IV, Nonresidential).

The applicant shall submit proof that he or she can or will meet the applicable performance standards listed below.

(3) I-2 Districts; performance standards.

- a. Sounds resulting from the industrial or business activity shall not exceed an intensity of sixty (60) decibels at the outer boundaries of the parcel.
- b. No vibration resulting from the industrial or business activities shall be measurable at the outer boundaries of the parcel.
- c. No obnoxious or noxious odors resulting from the industrial or business activities shall be discernible at the outer boundaries of the parcel.
- d. Smoke emission shall not exceed Number 2 on the Ringelmann Chart.
- e. No dust, dirt or fly ash shall exceed two-tenths (.2) grain per cubic foot of flue gas at a stack temperature of five hundred degrees (500°) Fahrenheit.
- f. No noxious gases resulting from the industrial or business activity shall be discernible at the outer boundaries of the parcel.
- g. No glare or heat shall be discernible beyond the outer boundaries of the parcel.
- h. Industrial wastes shall be so deposited, stored and transmitted from the parcel as to not be objectionable to adjacent properties or create a public nuisance.
- i. All outdoor storage areas shall be suitably fenced.

Outdoor Lighting: § 17-4-52 Outdoor Lighting Performance Standards.

Off Street Parking: § 17-4-43. Off-street parking non-residential.

Landscape: Required. § 17-4-7

Public Sidewalks: § 17-4-44

**Permitted Uses:
§ 17-4-51 (14)**

Uses by right.

1. Agricultural implements, manufacture, sales, service.
2. Aircraft, retail, service, wholesale.
3. Ammonia, retail, wholesale.
4. Ammunition, wholesale.
5. Asbestos products, retail, wholesale.
6. Athletic field.
7. Auction house.
8. Auto garages, rental vehicles.
9. Auto, parts and supplies, retail, wholesale.
10. Auto, retail.
11. Auto, service and body work.
12. Auto storage.
13. Auto towing service.
14. Bag, jobber, retail, wholesale.
15. Bakery, production, retail, wholesale.
16. Barber supplies, manufacture, wholesale.
17. Barrel, retail, wholesale.
18. Beauty shop equipment, manufacture, retail, wholesale.
19. Beer and ale, wholesale.
20. Belting, retail, service, wholesale.
21. Beverage manufacture, bottling, wholesale.
22. Bicycle manufacture, service, wholesale.
23. Bleaching, cloth.
24. Bleaching, compound, wholesale.
25. Bluing, wholesale.
26. Boat, manufacture.
27. Boiler and tank, retail, wholesale service.
28. Bookbinding and publishing.
29. Bottle, manufacture, retail, wholesale.
30. Bottle caps and seals, manufacture, wholesale.
31. Brick manufacture, wholesale.
32. Bronze, wholesale.
33. Buggy, manufacture, retail, service, wholesale.
34. Bus line shops (garage, repair).
35. Butcher supplies, manufacture, wholesale.
36. Can, wholesale.
37. Carbide, retail, wholesale.
38. Carbonic gas, retail, wholesale.
39. Carbonic ice, retail, wholesale.
40. Castings, wholesale.
41. Cast-iron, pipe, wholesale.
42. Caustic soda, retail, wholesale.
43. Celluloid and cellulose, wholesale.
44. Cement, wholesale.
45. Cement products, retail, wholesale.
46. Chalk, retail, wholesale.
47. Chlorine, retail, wholesale.
48. Cleaning compounds, retail, wholesale.
49. Clothing, cleaning, dyeing and pressing.
50. Coal, coke and/or fuel yard.
51. Coal tar distillates or products, retail, wholesale.

52. Coin machine, manufacture, service, wholesale.
53. Concrete batching or "Ready Mix" plant.
54. Concrete, manufacture (bulk).
55. Concrete products, retail, wholesale.
56. Contractors' equipment and supplies, retail, wholesale.
57. Conveyor, manufacture, retail, service, wholesale.
58. Copper, retail, wholesale.
59. Corrugated metal, wholesale.
60. Cotton, baling and wholesale.
61. Cottonseed oil, wholesale.
62. Cotton wadding, wholesale.
63. Crane, storage, yard.
64. Creosote, wholesale.
65. Crop dusting equipment, yard.
66. Dairy equipment and supplies, retail, wholesale.
67. Disinfectant, wholesale.
68. Display, designer and shop.
69. Distiller, wholesale.
70. Drawing materials, manufacture, wholesale.
71. Drive-in theater.
72. Dyestuffs, manufacture, wholesale.
73. Electric plating.
74. Express, storage and delivery station.
75. Exterminating and fumigating.
76. Exterminator and insect poison, wholesale.
77. Feed and/or grain, manufacture, wholesale, retail.
78. Fences, manufacture, retail, wholesale.
79. Fertilizer, wholesale.
80. Filters, manufacture, wholesale.
81. Firearms, service, wholesale.
82. Fireproofing materials, manufacture, wholesale.
83. Floor materials, manufacture, service, wholesale.
84. Freight depot.
85. Frozen food lockers.
86. Furnaces, service, wholesale.
87. Furniture, service, wholesale.
88. Glass, wholesale.
89. Glue, wholesale.
90. Graphite, wholesale.
91. Gunpowder, wholesale.
92. Heliport, commercial.
93. Horseshoeing.
94. Ice manufacture, wholesale.
95. Imported good, wholesale.
96. Indian goods, wholesale.
97. Industrial equipment, assembly, retail, rental, storage, wholesale.
98. Industrial truck body, retail, wholesale.
99. Insecticide, retail, wholesale.
100. Insulation materials, wholesale.
101. Kerosene, retail, wholesale.
102. Lard, wholesale.
103. Lawnmower, manufacture, service, wholesale.

104. Lead, wholesale.
105. Leather goods, custom repairing, manufacture, wholesale.
106. Liveries, horse shows and rodeos.
107. Lubricating compounds, wholesale.
108. Mail order house.
109. Matches, wholesale.
110. Metal polish, manufacture, wholesale.
111. Monument, manufacture, retail, wholesale.
112. Motorcycle, service, wholesale.
113. Motor freight company garage.
114. Oil, wholesale.
115. Oxygen, retail, wholesale.
116. Packing and crating service.
117. Paint equipment and supplies, manufacture, wholesale.
118. Paint, shellac and varnish, manufacture, wholesale.
119. Photographic film processing.
120. Plastic and plastic products, manufacture, wholesale.
121. Pottery, manufacture, wholesale.
122. Poultry supplies, manufacture, retail, wholesale.
123. Printer equipment and supplies, manufacture, wholesale.
124. Racetrack.
125. Rubber, wholesale.
126. Rubbish removal equipment, yard.
127. Service contractor's office, yard.
128. Shoe blackening, wholesale.
129. Taxidermist.
130. Television parts, manufacture, wholesale.
131. Tin products, manufacture, service, wholesale.
132. Tire, retail, service, wholesale.
133. Towel supply, service.
134. Trailer, service, wholesale, manufacture.
135. Tree service.
136. Truck parking, service garage.
137. Utilities as outlined in Section 17-4-30.
138. Veterinarian hospital and kennels.
139. Veterinarian hospital, supplies, wholesale.
140. Wagon, retail, service, wholesale.
141. Water, distilled, processing.

Uses by review. A use by review is any of the following uses which are permitted only upon issuance of a special use permit.

1. Aircraft beacon, marker or tower.
2. Airport, private.
3. Associations, clubs and lodges.
4. Atomic reactor and/or similar scientific installations.
5. Cafe, cocktail lounge, cafeteria.
6. Carnival (temporary).
7. Charitable institution.
8. Circus grounds.
9. Farming and ranching.
10. Natural deposits, extraction.
11. Residence for watchman or caretaker.

12. Restaurant.
13. Salvage yard.
14. Sand and gravel, processing.
 - 14.1. Solid wastes transfer station.
15. Tavern.
16. Tent show (temporary).
17. Tower (antenna).
 - 17.1. Wind turbine.
18. All uses by right and uses by review permitted in the I-1 District.