

Chapter 425. LAND USE

Article XV. Zoning

§ 425-290. I-2 Industrial Zone standards.

- A. Purpose. It is the purpose of these zones to recognize and preserve the character of established industrial areas within the City. As there is acreage suitable for development available within these zones, it is further the purpose of this chapter to create industrial areas allowing more uses than the I-1 or I-B Zones, so as to provide varied industrial opportunities within the City. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment of properties, as this would negatively impact upon the utility of these industrial areas and upon the quality of life of adjoining residential areas. Strict adherence to design standards is deemed important.
- B. Permitted uses. Permitted uses in the I-2 Industrial Zone shall be as follows:
- (1) All uses permitted in the I-1 Zone, except for corporate office and governmental or public utility office.
 - (2) Vocational training facility (industrial).
 - (3) Wholesale operation.
 - (4) Manufacture of sandpaper or emery.
 - (5) Manufacture, reconditioning or rebuilding of machinery.
 - (6) Animal or poultry processing (slaughtering).
 - (7) Mass production of pottery or ceramics.
 - (8) Commercial/industrial operation, such as farm machinery or earthmoving equipment sales and service.
 - (9) Passenger terminal facility.
- C. Accessory uses. Accessory uses in the I-2 Industrial Zone shall be as follows:
- (1) All accessory uses permitted in the I-1 Zone.
- D. Conditional uses. Conditional uses in the I-2 Industrial Zone shall be as follows:
- (1) Recreational facility.
 - (2) Heliport, helistop, helipad.
- E. Prohibited uses. Prohibited uses in the I-2 Industrial Zone shall be as follows:
- (1) Manufacture of acids, corrosives, ammonia or caustics.
 - (2) Manufacture of cellulose products, resins, dyes or glues.
 - (3) Manufacture of explosives, combustible gases or fireworks.
 - (4) Manufacture of soaps, detergents or fertilizers derived from animal sources.
 - (5) Manufacture of smelting of metal or alloy ingots.
 - (6) Manufacture of carbon.
 - (7) Manufacture of disinfectants, insecticides or poisons.
 - (8) Manufacture or rendering of vegetable or animal fats, lard or tallow.
 - (9) Manufacture of feeds from refuse, mash or brewers' grain.
 - (10) Manufacture of lime or gypsum products.
 - (11) Manufacture of perfumes or extracts.
 - (12) Manufacture of plastics.
 - (13) Manufacture of rubber or rubber treatments.
 - (14) Manufacture of starches, glucose or dextrans.
 - (15) Manufacture of brick, tile, terra cotta or charcoal.
 - (16) Manufacture of linoleum.

[Amended 4-10-2007 by Ord. No. 2007-26; 6-24-2008 by Ord. No. 2008-39]

- (17) Refining of petroleum or petroleum products.
- (18) Extracting of radioactive materials.
- (19) Curing or tanning of hides.
- (20) Stone-crushing operation.
- (21) Distillation of tar, roofing or waterproofing materials.
- (22) Commercial incineration or reduction of waste products.
- (23) On-site waste disposal (solid or hazardous waste facility).
- (24) Sewerage treatment plant.
- (25) Resource extraction.
- (26) Professional building.
- (27) All residential uses.
- (28) Production of bitumen products.

[Added 9-8-2009 by Ord. No. 2009-62]