

SECTION 16
I-2 RESTRICTED MANUFACTURING AND WAREHOUSING DISTRICT

A. GENERAL DESCRIPTION:

The industrial district is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. It is the intent that permitted uses are conducted so that noise, odor, dust, and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air, or street transportation routes; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the general and heavy industrial districts. Regulations are intended to prevent frictions between uses within the district and also to protect nearby residential districts.

B. USES PERMITTED:

Property and buildings in the I-2 Restricted Manufacturing and Warehousing District shall be used only for the following purposes:

1. Any use, except a residential use, permitted in the I-1 Planned Industrial Park District. No residential use, except sleeping facilities required by caretakers or night watchmen employed on the premises, shall be permitted in an I-2 Industrial District.
2. A retail or service use only where it directly serves or is auxiliary to the needs of industrial plants or employees thereof.
3. Any of the following uses shall be permitted:
 - a. Business signs as regulated in Article 5, Section 10.
 - b. Book bindery.
 - c. Bottling or packaging works.
 - d. Creamery.
 - e. Electrical appliances and equipment assembly.
 - f. Electronic equipment assembly and manufacturing.
 - g. Engraving and/or printing plant.

- h. Furniture manufacturing.
 - i. Instrument and meter manufacturing.
 - j. Laundry and cleaning establishments.
 - k. Leather goods fabrication.
 - l. Optical goods manufacturing.
 - m. Paper products fabrication.
 - n. Public utility service yard or electrical receiving or transforming station.
 - o. Sporting goods manufacturing.
 - p. The manufacturing, compounding, processing, packaging and treatment of bakery goods, candy, and food products.
 - q. Wholesale or warehousing enterprise.
 - r. Offices, such as engineering offices, which are directly related to the industrial function. (Added by Ordinance No. 3642, 10-6-64.)
 - s. Manufacturing, wholesaling or warehousing including accessory sales, installation, service and office on the same premises, provided, however, that the space devoted to accessory uses does not exceed twenty percent of the gross floor area of the establishment.
 - t. Self service storage facilities.
(Amended by Ordinance No. 9095, 2-14-95.)
4. Other uses of the same general character as those listed in this section as permitted uses and deemed appropriate by the Planning Commission.
- Buildings, structures and uses accessory and customarily incidental to any of the above uses. All of the uses permitted under this section shall have their primary operations conducted entirely within enclosed buildings. Any article or material stored temporarily outside of an enclosed building as an incidental part of the primary operation shall be screened by ornamental walls and fences or evergreen planting, and in no case shall materials be stacked or stored so as to exceed the height of the screen.
5. Recycling collection facility as an accessory use only as regulated by Article 5, Section 18, B.

6. Outdoor display of manufactured products, subject to the following requirements:
 - a. The product displayed shall be manufactured by the company displaying the product. The manufacturing of such a product shall be a permitted use in the zone where the products are displayed.
 - b. The product shall be placed entirely within an enclosed wall, fence or evergreen planting, with a minimum height of eight (8) feet. The wall, fence or evergreen planting shall include space for a driveway entrance and shall be located abutting or inside the front, side or rear setback lines.
 - c. Each display lot shall include three (3) on-site parking spaces.
 - d. The area used for outdoor product display shall not exceed one (1) acre and may not cover more than 50% of the lot area.
 - e. The intent of this section is to provide for outdoor manufacturer's display lots. Display lots shall be designed so that the products are viewed on the display lot. The display shall not be designed in such a way as to create a promotional display directed at public streets. The Director of Development shall review a site plan and permit application for each display lot and shall deny any application that does not comply with the intent of this section.

C. USES PERMITTED ON REVIEW:

The following use may be permitted on review by the Planning Commission in accordance with provisions contained in Article 7, Section 5:

1. Marinas, subject to the requirements set forth in Article 5, Section 3(F).
2. Public, private and commercial athletic facilities, including facilities for training and instruction.
3. Commercial telecommunications towers.

D. PROHIBITED USES AND STRUCTURES:

(Amended by Ordinance No. 3624, 10-6-64.)

Dwelling units, except as provided under "Uses Permitted"; elementary or high schools, public or private; churches; yards or lots for scrap or salvage operations or

for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, wrecked automobiles, second-hand automobile parts; salvage yards; junk yards; all uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 5, Section 1.

E. AREA REGULATIONS:

The following requirements shall apply to all uses permitted in this district:

1. Deleted by Ordinance No. 5465, 1-5-72.

2. Front Yard:

All buildings shall set back from all street right-of-way lines not less than twenty-five feet.

3. Side Yard:

No building or structure shall be located closer than ten feet or a distance equal to one-half the building height, whichever is the greater, to a side yard line. (Amended by Ordinance No. 3642, 10-6-64.)

4. Rear Yard:

No building or structure shall be located closer than ten feet or a distance equal to one-half the building height from a rear yard line, whichever is greater. (Amended by Ordinance No. 3624, 10-6-64.)

A rear yard which abuts a residential district or office district shall not be less than fifty feet; provided, however, that no rear yard is required where the lot abuts on an existing or proposed railroad right-of-way or spur. (Amended by Ordinance No. 3624, 10-6-64.)

5. Maximum Lot Coverage:

Main and accessory buildings and loading facilities shall not cover more than fifty percent of the lot area. (Amended by Ordinance No. 3624, 10-6-64.)

F. HEIGHT REGULATIONS:

No building or structure shall exceed four stories or forty-five feet in height, except as hereinafter provided in Article 5, Section 5, of these regulations.

G. MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS:

As regulated in Article 5, Sections 7 and 9.

H. SCREENING AND LANDSCAPING:

All yard areas required under this section and other yards and open spaces existing around buildings shall be landscaped and maintained in a neat condition.