

## ARTICLE 7.13 - I-2 PLANNED INDUSTRIAL DISTRICTS

### A. INTENT:

The I-2 Planned Industrial Districts are designed to provide for a "Community of light industrial, warehouse, distribution facilities and office uses." The I-2 District is further designated to insure compatibility between the uses in the district and the character of the neighborhood in which the district is located and to further provide compatibility among users within the district. The I-2 District is structured to permit the uses which manufacture, process, package, assemble, treat and store finished or semi-finished products from previously prepared materials and to exclude therefrom, incongruous uses.

### B. PRINCIPAL USES PERMITTED:

In a I-2 District, no building, land or premises shall be used and no building or structure erected except for one or more of the following specified uses; unless otherwise provided in this Ordinance:

1. Any of the following uses when the manufacturing, compounding, or processing is conducted wholly within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding, processing or for sale shall be totally obscured from view on all sides by an obscuring wall. The extent of such wall may be determined by the Planning Commission on the basis of usage. Such wall shall conform to ARTICLE 7.17, Section M of GENERAL PROVISIONS.
  - a. Any use charged with the principal function of basic research, design and pilot or experimental product development. The growing of any vegetation requisite to the conducting of basic research shall be excluded from the requirement of enclosure.
  - b. Warehousing and wholesale establishments when conducted within buildings or within a completely obscured yard area.
  - c. The manufacture, compounding, processing, packaging or treatment of such products as: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery; tool, die, gauge and machine shops.
  - d. The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semiprecious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills) and yarns.
  - e. The manufacture of pottery and figurines or other similar ceramic products rising only previously pulverized clay, and kilns fired only by electricity or gas.

- f. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other small molded rubber products.
  - g. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
  - h. Laboratories - experimental, film or testing.
  - i. Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
2. Research and office uses related to permitted industrial operations and sales offices.
  3. Trade or industrial schools.
  4. Hospitals, clinics and recreation uses when developed as a use accessory to the main intended use.
  5. Accessory structures and uses customarily incident to the above permitted uses.
  6. Other uses of a similar and no more objectionable character and which in the opinion of the Planning Commission will not be injurious or have any adverse effect on the adjacent areas, and may, therefore, be permitted subject to such conditions, restrictions and safeguards as may be deemed necessary by said Commission in the interest of public health, safety and welfare.

**C. REQUIRED CONDITIONS:**

1. Land to be considered for Industrial Park use must have a minimum area of fifteen (15) acres under single ownership and control or must be abutting an existing I-2 District.
2. Prior to the approval of any I-2 District, an industrial plat must be submitted to the Planning Commission showing the location of all streets, blocks and lots including the dimensions thereof.
3. Prior to the issuance of a building permit for construction within a I-2 District, a site plan shall be submitted for the review and approval of the Planning Commission.
4. A review of the use proposed and its suitability to the district shall be determined by the Planning Commission, prior to issuance of a building permit. The Commission shall make findings that the following conditions will be met by the proposed use in addition to all other requirements of this and other ordinances of the City:
  - a. The use shall not by reason of creation of noise, vibration, odor, smoke or other outside effects, cause a nuisance to abutting districts.

- b. The use shall be compatible with the intent of the district and shall not be out of character with the established character of the I-2 District.
- c. The buildings proposed shall be constructed of finished materials where visible from public streets.
- d. Adequate screening of I-2 properties by means of walls or plantings where abutting districts other than I Districts shall be provided for.
- e. The performance standards of ARTICLE 7.12, Section D shall be met by all proposed uses. In addition to these requirements, the following shall be met:
  - (1) Sound levels shall not exceed the level of normal traffic sound levels on existing streets abutting properties proposed to be utilized for I-2 Districts.
  - (2) The emission of odors which are generally agreed to be obnoxious to any considerable number of persons, at their place of residence shall be prohibited.
  - (3) Machines or operations which cause vibrations shall not cause displacement exceeding 003 of one (1) inch as measured at the property line.

**D. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:**

- 1. Automobile service stations for sale of gasoline, oil and minor accessories when developed in conjunction with convenience market and accessory services such as fast food facilities and automated automobile washes subject to the following:
  - A. The site shall be a minimum of 3 acres in area.
  - B. The site shall be at the intersection of major thoroughfares as defined by the Master Plan.
  - C. The site must abut on a minimum of one side property that is zoned or planned for commercial use.
  - D. The site shall be located within 500 feet of an interstate highway interchange.
  - E. There shall be a limit of a single facility for any single platted industrial park in the City.
  - F. Automobile repair work shall be prohibited.
  - G. Curb cuts for ingress and egress to a service station shall not be permitted at such locations what will tend to create traffic hazards in the streets immediately adjacent thereto. Entrance shall be no less than twenty-five (25) feet from a street

intersection (measured from the road right-of-way) or from adjacent residential districts.

- H. A site plan drawn to scale shall be submitted of the site showing all proposed construction, parking areas, entrances and exits, relationship of the proposed use to abutting properties and screening proposed for the development. Such site plan shall further be in accordance with Section 7.17 P of this Ordinance. In the process of reviewing the site plan, the following shall be considered:
1. The location and design of driveways providing vehicular access to and from the site, in relation to pedestrian traffic.
  2. The traffic circulation features within the site and location of automobile parking areas and may make such requirements with respect to any matters as will assure:
    - a. Safety and convenience for vehicular and pedestrian traffic both within the site and in relation to access streets.
    - b. Satisfactory and harmonious relations between the development of the site and the prospective development of contiguous land and adjacent neighborhoods.
  3. The City may further require landscaping, fences and walls in pursuance of these objectives and the same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant.
  4. Buildings shall be subject to architectural review and shall be restricted to colors and materials that are generally represented in the industrial park.
  5. If necessary, provisions shall be provided in the form of easements or use agreements for the establishment or continuation of signage identifying the industrial park.
  6. Signage shall be limited to a single ground sign a maximum of 120 square feet in area (60 square feet per side). Signage for accessory uses to the service station such as a convenience market or fast food establishment shall be limited to a maximum of 30% of the ground sign.

(AMENDED MAY 1997)

**E. AREA AND BULK REQUIREMENTS**

See 7.15 SCHEDULE OF REGULATIONS limiting the height and bulk of buildings and a minimum size of lot by permitted land use.