

SECTION 10.24 I-2 (INDUSTRIAL-TWO) ZONE

- A. PERMITTED USES: The following uses are permitted providing all uses are in compliance with the performance standards as regulated in Article XV of this ordinance:
1. The assembling, compounding, manufacturing, packaging, or processing of the following uses:
 - a. Acetylene, butane, and bottled gas, including bulk storage
 - b. Animated and/or illuminated billboards and other commercial advertising structures
 - c. Asphalt and asphalt products
 - d. Brewing and distilling of liquors
 - e. Brick, tile, or terra cotta
 - f. Candy and confectionery products, food and beverage products, including the rendering or refining of fats and oils
 - g. Cement, concrete, and concrete products
 - h. Chemicals, including ammonia, bleach, bluing, calcimine, chlorine, corrosive acid or alkali, dyes
 - i. Cigars and cigarettes
 - j. Cosmetics, pharmaceuticals, and toiletries
 - k. Electric appliances, television sets, phonographs, household appliances
 - l. Electrical and non-electrical machinery, equipment, and supplies
 - m. Fertilizer, gypsum, lime, or plaster of paris
 - n. Fountain and beverage dispensing equipment
 - o. Furniture
 - p. Instruments of professional, scientific, photographic, and optical use
 - q. Iron, steel, aluminum foundry or forge works, and heavy weight casting
 - r. Lumber mills and storage yard
 - s. Lampblack
 - t. Metal, metal finishing, and metal products, including the use of blast furnaces or drop forges
 - u. Musical instruments, toys, novelties, jewelry, rubber or metal stamps
 - v. Office equipment
 - w. Oil cloth or linoleum
 - x. Paint, oil, shellac, turpentine, lacquer, varnish, gasoline
 - y. Paper, paperboard, pulp
 - z. Petroleum refining and products, including bulk storage
 - aa. Plastic and plastic products
 - bb. Pottery and figurines

- cc. Products from the following previously prepared materials: bone, cellophane, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paper, precious or semi-precious metals, plastics, rubber, shell, steel, tin, tobacco, wood, wool, yarn
 - dd. Rolling mills
 - ee. Rubber and rubber products
 - ff. Sand and gravel, including storage
 - gg. Soap and soap products
 - hh. Stone and monument works employing power driven tools
 - ii. Vinegar and yeast
2. Bag, carpet, and rug cleaning
 3. Bottling and canning works
 4. Building materials sales yards
 5. Bulk storage stations
 6. Bus line shops and storage
 7. Carting, express, hauling, or storage yards
 8. Coal, coke, or wood yards
 9. Contractors' offices and accessory storage yards, including storage of general construction equipment and vehicles
 10. Crating services
 11. Fire stations
 12. Flour mills
 13. Forge plants
 14. Foundries
 15. Freight terminals
 16. Governmentally owned and/or operated city, county, or state garages, including sanitary landfill sites, subject to the requirements of Section 9.27 of this ordinance
 17. Industrial engineering consultant offices
 18. Laboratories, offices and other facilities for research, both basic and applied, conducted by, or for, an industrial organization or concern, whether public or private
 19. Laundries and dry cleaning plants, involving laundering and dry cleaning of articles delivered to the premises by commercial vehicles
 20. Machine shops
 21. Plating plants
 22. Printing, engraving, and related reproduction processes
 23. Processing of junk, waste, discarded or salvaged materials, machinery or equipment, including automobile wrecking or dismantling
 24. Public utilities' rights-of-way and pertinent structures
 25. Publishing and distribution of books, newspapers, and other printed materials
 26. Railroad facilities, including passengers and freight terminals, marshaling yards, maintenance shops, and round houses

27. Schools for industrial or business training
28. Trucking terminals
29. Warehousing or wholesaling

B. ACCESSORY USES

1. Customary accessory buildings and uses, including operations required to maintain or support any permitted use in this zone on the same lot as the permitted use, such as maintenance shops, power plants, and machine shops
2. Fences and/or walls, as regulated by Article XIII of this ordinance
3. Signs, as regulated by Article XIV of this ordinance
4. Uses, as listed below, including within and entered from within any permitted use in this zone as a convenience to the occupants thereof, and their customers, provided such accessory uses shall not exceed ten percent (10%) of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building:
 - a. Cafeterias
 - b. Coffee shops or refreshment stands
 - c. Soda or dairy bars

C. AREA AND HEIGHT REGULATIONS

1. Minimum tract for industrial development - Twenty-five (25) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout
2. Minimum lot area within minimum tract - One (1) acre
3. Minimum lot width at building setback line - One hundred fifty (150) feet
4. Minimum front yard depth -
 - a. When abutting a major arterial (as defined in the adopted comprehensive plan) - Seventy-five (75) feet
 - b. On internal roads - Fifty (50) feet
5. Minimum side yard width -
 - a. In internal parts of the park - Twenty-five (25) feet
 - b. Where the side yard is adjacent to a major arterial (as defined in the adopted comprehensive plan) - Seventy-five (75) feet

6. Minimum rear yard depth - In internal parts of the park - Fifty (50) feet. No rear yard is required where a rail spur forms the rear property line
7. Maximum building height - Forty (40) feet

D. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
2. No lighting shall be permitted which would glare from this zone onto any street or into any adjacent property.
3. Screening and landscaping shall be provided, as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
4. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone.