

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

I-2, Heavy Industrial District

The I-2 District is designed primarily to minimize the high risk of hazardous and environmentally objectionable uses of general manufacturing processes and storage facilities as well as provide for warehousing, heavy equipment repair and transportation facilities.

Lot and Area Standards							
Min. Lot Area		20,000 sq. ft.					
Min. Lot Width		100 ft.					
Max. Lot Coverage		50%					
Min. Street Frontage		50 ft.					
Min. Lot Depth		100 ft.					
Max. Height		60 ft.					
Minimum Setback Standards							
Front		Side			Rear		
With Parking in Front	Without Parking in Front	Adjacent to ROW	Adjacent to Non-residential District	Adjacent to Residential District	Adjacent to ROW	Adjacent to Non-residential District	Adjacent to Residential District
75 ft.	50 ft.	50 ft.	50 ft.	75 ft.	50 ft.	50 ft.	75 ft.
Railroads	Where property abuts a railroad and loading and unloading facilities are utilized, or second siding or spurs, the loading and unloading portions of the structures may be built up to railroad property line.						

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Permitted, Conditional and Accessory Uses		
Permitted	Conditional	Accessory
Agriculture and Animals	Agriculture and Animals	Residential
Agricultural product processing	Livestock market	Dwelling - accessory
Agricultural-related business	Slaughterhouse	Transportation, Communication & Utilities
Animal clinic	Recreation, Education & Public Assembly	Solar energy system
Animal kennel or shelter	Commercial recreation facility - outdoor	Wind energy system, small
Animal - domestic or household	Educational facility	Other
Botanical garden	Golf course	Building, accessory - nonresidential
Greenhouse	Religious facilities	
Plant nursery	Services	
Recreation, Education & Public Assembly	Child care - commercial	
Arena / auditorium	Public safety services	
Commercial recreation facility - indoor	Retail	
Community center	Restaurant, microbrewery	
Conference / convention center	Industrial and Warehousing	
Museum	Bulk storage of highly flammable material	
Park - community	Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500' of a city owned & maintained park or trail	
Park - mini	Mining	
Park - neighborhood	Salvage yard	
Services	Transportation, Communication & Utilities	
ATM machine	Airport facilities	
Adult day care	Electric generating plant	
Auto or equipment auction	Utility facility	
Automobile repair	Solid waste disposal	
Car wash	Wind energy system, large	
Crematory or mausoleum	Wireless communication facility (cell towers)	
Child care - residential (4 children)	Other	
Copy services	Temporary uses	
Correctional facility or jail		
Crematory		
Governmental service facility		
Maintenance service		
Medical services - laboratory		
Office - small scale (≤ 4,000 gsf)		
Office - large scale (≥ 4,000 gsf)		
Office / warehouse		
Postal services		
Repair services - household		
Repair services - equipment, large appliances		
Retail		
Auto and vehicle sales/rental		
Building and landscape material sales		
Construction / heavy equipment sales/rental		
Equipment rental - indoor		

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Equipment rental - outdoor		
Gas station		
Manufactured home sales		
Medical marijuana dispensary		
Pharmacy		
Recreational vehicle and boat sales/rental		
Outdoor vending, private property		
Industrial and Warehousing		
Artisan / craft product manufacturing		
Cold storage plant		
Contractor maintenance yard		
Industrial - intensive		
Industrial - light		
Laboratory - dental or medical		
Laboratory - manufacturing		
Laboratory - research		
Light fabrication and assembly process		
Manufacturing and/or distribution plant, alcoholic beverages of every kind and type		
Medical marijuana cultivation facility		
Mini-warehouse storage		
Taxidermy		
Warehousing or wholesaling		
Transportation, Communication & Utilities		
Parking facility (as principle use)		
Transportation facilities excluding airports		