

Chapter 17.45I-2 DISTRICT

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17.45.010 Purpose. The I-2 district is intended to allow for intensive basic or primary industrial uses which are generally not compatible with residential or commercial activity. (Ord. 351, 2002; 68 §6(j)(1), 1980)

17.45.020 Permitted uses. The following uses maybe be operated as permitted uses in the I-2 district:

1. Animal hospital;
2. Animal or livestock sales;
3. Asphalt plant;
4. Bottling works;
5. Building materials, storage and sales;
6. Contractor's yard for vehicles, equipment and supplies;
7. Bulk plant, gasoline or LP gas;
8. Dry cleaning and laundry plant;
9. Feed and seed store;
10. Fire station;
11. Gasoline filling station;
12. Grain elevator;
13. Grinding mill;
14. Greenhouses and nursery;
15. Heavy equipment sales, service and repair;
16. Incinerator;
17. Junkyard, auto wrecking yard or salvage yard subject to the following conditions:
 - a. It shall be located on a tract of land at least 300 feet from a residential district zone.

- b. The operation shall be conducted wholly within a noncombustible building or within an area completely surrounded on all sides by a solid fence, wall or hedge at least six feet high. The fence, wall or hedge shall be of uniform height, uniform texture and color and shall be so maintained by the proprietor as to ensure maximum safety to the general public and preserve the general welfare of the neighborhood. The fence, wall or hedge shall be installed in such a manner as to retain all scrap, junk or other material within the yard.
 - c. No junk shall be loaded, unloaded or otherwise placed, either temporarily or permanently, outside the enclosed building, hedge, fence or wall, or within the public right-of-way.
 - d. There shall be no burning of paper, trash, junk or other waste materials;
18. Kennel for the keeping, boarding or training of animals;
 19. Lumberyard;
 20. Manufacturing, processing or fabrication;
 21. Oil, gas or mineral exploration, production, processing, separation or storage;
 22. Oil field supply, storage and sales;
 23. Parking or storage of vehicles, which must comply with all of the provisions of Article II of Chapter 17.48 relating to the design, use and maintenance of off-street parking;
 24. Quarry;
 25. Ready-mix concrete plant;
 26. Refinery;
 27. Slaughterhouse;
 28. Truck or freight terminal;
 29. Veterinary clinic;
 30. Warehouse;
 31. Welding shop;
 32. Essential public utility or public service installations.
 33. Similar type of listed uses as determined by the Town Council after review by the planning and Zoning Board.
 34. Other uses as allowed in the R-1, R-2, R-4, C-1, C-2 and I-1 zoning districts providing the lot area and setback requirements as established in said zoning districts are met. (Ord. 351, 2002; 68 §6(j)(2), 1980)

17.45.030 Accessory uses. Any use which complies with all of the following conditions may be operated as an accessory use to a permitted use in the I-2 district:

A. Is clearly incidental and customary to and commonly associated with the operation of the permitted use;

B. Is operated under the same ownership and on the same zone lot as the permitted use;

C. Does not include an area of over 30% of the area of the zone lot. (Ord. 351, 2002; 68 §6 (j) (3), 1980)

17.45.040 Lot area. There is no minimum area for zoning lots in the I-2 district. (Ord. 351, 2002; 68 §6 (j) (5), 1980)

17.45.050 Lot width. There is no minimum width for zone lots in the I-2 district. (Ord. 351, 2002; 68 §6 (j) (6), 1980)

17.45.060 Yards. Minimum yards for structures in the I-2 district:

A. Front, none required;

B. Side, none required, except in cases where the zone lot abuts a residential district, then 20 feet on the abutting side;

C. Rear, none required, except in cases where the zone lot abuts a residential district, then 20 feet. (Ord. 351, 2002; 68 §6 (j) (7), 1980)

17.45.070 Yard encroachments. No yard encroachments are permitted in the I-2 district. (Ord. 351, 2002; 68 §6 (j) (9), 1980)

17.45.080 Height limit. The maximum height for structures in the I-2 district is 45 feet. (Ord. 351, 2002; 68 §6 (j) (8), 1980)

17.45.090 Water towers, flagpoles and antennas. Water towers, flagpoles and antennas may be erected to any safe height not in conflict with other regulations. (Ord. 351, 2002; 68 §6 (j) (10), 1980)

17.45.100 Fences and walls. Any fence, wall or retaining wall in the I-2 district over three feet in height shall be erected only after application to and approval of a permit by the zoning administrator.

A. Fences, walls and retaining walls of any height may be erected on any part of the zone lot, except that on corner lots, no fence, wall or retaining wall or obstructing foliage shall be allowed within 20 feet of the point of intersection of the two intersecting property lines or, on curved property

lines, the projected point of intersection of the two property lines extended.

B. No barbed wire or electrically charged fences are allowed. (Ord. 351, 2002; 68 §6 (j) (11, 1980)

17.45.110 Outdoor storage and waste disposal.

A. Fuel and flammable liquids stored above ground and in storage tanks of 300 gallons or more shall be diked to prevent the complete escape of liquid in the event of a rupture of the storage tank. Such storage tanks shall be at least 50 feet from any building and 50 feet from the boundary lines of the zone lot.

B. No materials or wastes shall be deposited upon the zone lot in such a manner that they may be carried off the zone lot by natural forces or causes. (Ord. 351, 2002; 68 §6 (j) (12), 1980)