

CHAPTER 20.100 I-2 GENERAL INDUSTRIAL DISTRICT

[Sec. 20.100.005 Intent](#)

[Sec. 20.100.010 Permitted Uses](#)

[Sec. 20.100.015 Uses Subject to a Minor Use Permit](#)

[Sec. 20.100.020 Uses Subject to a Major Use Permit](#)

[Sec. 20.100.025 Minimum Lot Area](#)

[Sec. 20.100.030 Minimum Front Yard](#)

[Sec. 20.100.035 Minimum Side and Rear Yards](#)

[Sec. 20.100.040 Building Height Limit](#)

Sec. 20.100.005 Intent.

This district is intended to create and preserve areas where a full range of industrial uses with moderate to high nuisance characteristics may locate. Typically this district would be applied to locations where large land acreages were available and where the impacts associated with the unsightliness, noise, odor, and traffic, and the hazards associated with certain industrial uses, would not impact on residential and commercial areas. (*Ord. No. 3639 (part), adopted 1987*)

Sec. 20.100.010 Permitted Uses.

The following use types are permitted in the I-2 District:

(A) Residential Use Type (See [Chapter 20.016](#)).

Industrial caretaker housing.

(B) Civic Use Types (See [Chapter 20.020](#)).

Ambulance services;
Cemetery;
Commercial recreation – indoor entertainment;
Commercial recreation – indoor sports and recreation;
Community recreation;
Essential services;
Fire and police protection services;
Lodge, fraternal and civic assembly;
Minor impact utilities;
Religious assembly.

(C) Commercial Use Types (See [Chapter 20.024](#)).

Administrative and business offices;
Agricultural sales and services;
Animal sales and services – auctioning;
Animal sales and services – household pets;
Animal sales and services – kennels;
Animal sales and services – veterinary (large animals);
Animal sales and services – veterinary (small animals);
Automotive and equipment – all types;
Building maintenance services;
Business equipment sales and services;

Communications services;
Construction sales and services;
Laundry services;
Mail order businesses;
Recycling centers;
Redemption centers;
Research services;
Repair services, consumer;
Scrap operations;
Swap meets;
Wholesaling, storage and distribution – heavy;
Wholesaling, storage and distribution – mini warehouses;
Wholesaling, storage and distribution – light.

(D) Industrial Use Types (See [Chapter 20.028](#)).

Custom manufacturing;
General industrial.

(E) Agricultural Use Types (See [Chapter 20.032](#)).

Animal raising – general agriculture;
Animal waste processing;
Forest production and processing – all types;
Horticulture;
Packing and processing – all types;
Row and field crops;
Tree crops.

(F) For further clarification, refer to Appendices A and B.

(G) Accessory uses as provided in [Chapter 20.164](#). (*Ord. No. 3639 (part), adopted 1987; Ord. No. 3867 (part), adopted 1993; Ord. No. 4017 (part), adopted 1998*)

Sec. 20.100.015 Uses Subject to a Minor Use Permit.

The following use types are permitted in the I-2 District upon issuance of a Minor Use Permit:

(A) Residential Use Types (See [Chapter 20.016](#)).

Industrial employee housing.

(B) Commercial Use Types (See [Chapter 20.024](#)).

Retail sales, general (*Ord. No. 3639 (part), adopted 1987*)

Sec. 20.100.020 Uses Subject to a Major Use Permit.

The following use types are permitted in the I-2 District upon issuance of a Major Use Permit:

(A) Civic Use Types (See [Chapter 20.020](#)).

Major impact facilities;
Major impact services and utilities.

(B) Commercial Use Types (See [Chapter 20.024](#)).

Animal sales and services – stockyard;
Commercial recreation – outdoor entertainment;
Commercial recreation – outdoor sports and recreation

(C) Industrial Use Types (See [Chapter 20.028](#)).

Heavy industrial;
Explosives storage.

(D) Extractive Use Type (See [Chapter 20.036](#)).

Mining and processing.

(E) All other uses which do not appropriately fall into any of the use types described in Section 20.016.005 to Section 20.036.010. (*Ord. No. 3639 (part), adopted 1987*)

Sec. 20.100.025 Minimum Lot Area.

None required. (*Ord. No. 3639 (part), adopted 1987*)

Sec. 20.100.030 Minimum Front Yard.

Ten (10) feet. (*Ord. No. 3639 (part), adopted 1987*)

Sec. 20.100.035 Minimum Side and Rear Yards.

None required, except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of five (5) feet and a minimum rear yard of twenty (20) feet. (*Ord. No. 3639 (part), adopted 1987*)

Sec. 20.100.040 Building Height Limit.

Sixty-five (65) feet. (*Ord. No. 3639 (part), adopted 1987*)