

~ 305-10. Zoning districts.

The city is divided into the districts stated in this chapter as shown by the district boundaries on the Zoning Map. This district is:

***I-2 Light Industrial***

~ 305-12. District descriptions.

C. Industrial district. A district designated for industry provides suitable space for existing industries and their expansion as well as for future industrial development. Performance standards, parking specifications and yard regulations are set forth in this chapter in order to ensure safe industrial development that is compatible with adjacent uses. The specific purposes are as follows:

- (2) The I-2 Light Industrial District is designated to promote the establishment of such installations as research and development and other light industrial uses which will not disturb or endanger neighboring properties.

~ 305-14. Lot and yard requirements. [Amended 7-15-1998 by Ord. No. 98-5; 12-20-2000 by Ord. No. 00-7; Amended July 2004; Amended 04-03-06 by Ord. No. 07-06]

A. The minimum lot area, minimum lot area per dwelling unit, minimum frontage of lot, minimum depth of front yard and minimum width of each side yard for each district shall be as shown on the following table: [Amended 8-2-2004 by Ord. No. 01-05]

District-----→	I-2
Minimum Lot Area (sq. ft. in thousands & in acres)	
City Water and Sewer	40 sq. ft. 0.92 acres
City Water or Sewer (has either well or septic)	100 sq. ft. 2.30 acres
Has both a Well and Septic on the lot	100 sq. ft. 2.30 acres

Minimum Lot Area Per Add. Dwelling Unit (sq. ft. in thousands and in acres)	I-2
City Water and Sewer	Not Allowed
City Water or Sewer (has either well or septic)	Not Allowed
Has both a Well and Septic on the lot	Not Allowed
Minimum Lot Frontage (Feet) <sup>1</sup>	80
Minimum Front Yard Depth (Feet)	25
Minimum Side Yard Width (Feet)	25
Minimum Depth from Building to Rear Lot Line (Feet)	40

~ 305-13. Permitted uses and special exceptions.

The permitted uses and special exceptions for each district are shown on the following table entitled "Permitted and Special Exceptions Use Table." Uses given in the following categories shall be according to the common meaning of the term or according to definitions given in Article III.

Uses designated "P" on the table shall be permitted as a matter of right.

Uses designated "SE" shall be permitted only as a special exception granted by the Board of Adjustment in accordance with the provisions of ~ 305-4.

A use with no letter designation shall not be allowed in that district.

### Permitted and Special Exceptions Use Table

District ----->	I-2
<b>Residential Uses</b>	
<b>COMMERCIAL USES</b>	
Inside Storage Warehouse	P
Bulk Fuel Sale and storage	SUP
Outside Storage	P
Personal and Professional Service	P
Wireless Communications Facility[Amended 5-1-06 by Ord. No. 09-06]	SUP
<b>INDUSTRIAL USES</b>	
Manufacturing/Heavy Industry	SUP
Light Industry	P
<b>PUBLIC/INSTITUTIONAL USES</b>	
Day-Care Center	P <sup>3</sup> / SUP
Nursing Home	SUP
Independent Living facility	SUP
Assisted Living facility	SUP
Residential Care facility or Sheltered Care facility	SUP
Essential Services	P
<b>AGRICULTURE/RECREATIONAL USES</b>	
<b>RECREATION</b>	
Nightclub	SUP

See Zoning Ordinance Section 305-13 for all use categories.

Any other use, not portrayed above, would need a variance from the Zoning Board of adjustment, as it is not an allowed use.