

**** Proposed new uses are in red text and highlighted**

SEC. 10.17 OR 152.245 I-2 – GENERAL INDUSTRIAL.

Uses Permitted.

- A. All permitted uses allowed in the I-1 (Light Industrial) district
- B. Drainage system, flood control and watershed structure, and erosion control device meeting all city and state standards.
- C. Indoor storage or garage rental.
- D. Manufacturing, processing, packaging or assembly of products and materials.
- E. Railroad right-of-way
- F. Wholesaling.
- G. Auction houses
- H. Small cell antennas, microcell antennas within the Right of Way (ROW), provided they meet the following criteria set forth in Section 152.XXX –Right of Way Ordinance (to be adopted at later date)

Uses by Special Permit.

- A. Adult uses provided that:
 - 1. The adult use is located 1000 feet from any other sensitive receptor.
 - 2. The adult use has frontage on an arterial roadway.
- B. Billboards as regulated by Sect. 152.390
- C. Bulk fuel storage.
- D. Concrete mixing plant.
- E. Essential services – public utility uses, transmission services, buildings and storage
- F. Fairs and fairgrounds
- G. Freight transportation terminal.
- H. Grain terminal.
- I. Railroad yard.
- J. Recycling yard.
- K. Salvage yard.
- L. Sanitary or demolition landfill.
- M. Solid and hazardous waste transfer station.
- N. Solid waste processing facility.
- O. Wireless communications tower and antennas, as regulated by Sect. 152.315
- P. Yard and tree waste composting site.
- Q. Indoor Shooting gallery and ranges

District Performance Standards.

- A. Minimum building setback from front property line – 50 feet.
- B. Minimum building setback from rear property line – 20 feet.
- C. Minimum building setback from side property line – 4 feet.
- D. Impervious lot coverage – NO more than 85% of the lot.
- E. Off street parking and loading area – will meet the following impervious surface minimum setback requirements, which are:
 - 1. Front property line – 20 feet.
 - 2. Rear property line – 5 feet.
- F. Outside Storage – must meet 1 of the following criteria for business related storage:
 - 1. Storage must be completely within enclosed building(s)

2. Appropriately landscaped to 80% opaque, and according to the standards set forth in 152.298
 3. Effectively screened with a fence that is at least 80% opaque; and not less than 6 feet or more than 8 feet in height.
- G. Landscaping. All business' located along any of the Greenway Corridors, as designated by the Land Use Plan, shall be appropriately landscaped according to the standards in Sect. 152.294.
- H. Sales, rental or display (indoor and outdoor). Is accessory use to an allowed principal use with the following regulations:
1. The area so occupied shall not exceed 30% of the principal building.
 2. No storage of display of merchandise shall be permitted in required rear, side or front yards.
 3. The outdoor sales, rental or display area shall be included in the calculations for parking spaces required for the use and shall not occupy space required for parking as stipulated by Sect. 152.345.