

## SECTION 14

### LIGHT-INDUSTRIAL DISTRICT (I-2)

- 14.1 General Description. This industrial district is intended primarily for the conduct of light manufacturing, assembling, and fabrication, and for warehousing, whole-sale, and service uses. These do not depend primarily on frequent personal visits of customers or clients, but may require good accessibility to major rail, air or street transportation routes.
- 14.2 Uses Prohibited. Those uses are prohibited which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, glare, noise or disposal of waste materials.
- 14.3 Uses Permitted.
- 14.3.1 Property and building uses allowed in the I-1 district are permitted in the I-2 district.
- 14.3.2 Any of the following uses:
- 14.3.2.1 Building materials sales yard and lumber yard, including the sale of rock, sand, gravel, and the like as incidental part of the main business, but not including a concrete batch plant or transit mix plant.
  - 14.3.2.2 Contractor's equipment storage yard or plant, or rental equipment commonly used by contractors.
  - 14.3.2.3 Freighting or trucking yard or terminal.
  - 14.3.2.4 Oil field equipment storage yard.
  - 14.3.2.5 Public utility service yard or electrical receiving or transforming station.
  - 14.3.2.6 No article or material permitted in this district shall be kept, stored or displayed outside the confines of a building unless it be so screened by fences, walls, or planting that it cannot be seen from adjoining public streets or adjacent lots when viewed by a person standing on ground level.

14.3.3 The following uses when conducted within a completely enclosed building:

- 14.3.3.1 The manufacture, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, and food products.
- 14.3.3.2 The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarn, and paint not employing a boiling process.
- 14.3.3.3 The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
- 14.3.3.4 The manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.
- 14.3.3.5 Manufacture of musical instruments, toys, novelties, and rubber and metal stamps.
- 14.3.3.6 Automobile assembling, painting, upholstery, rebuilding, reconditioning, body and fender works, truck repairing and overhauling, tire retreading or recapping, and battery manufacturing.
- 14.3.3.7 Blacksmith shop and machine shop, excluding punch presses over twenty (20) tons rated capacity, drop hammers, and automatic screw machines.
- 14.3.3.8 Foundry which casts lightweight non-ferrous metal and does not release noxious fumes or odors.

- 14.3.3.9 Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, and the like.
- 14.3.3.10 Wholesale storage or manufacture of alcoholic beverages.
- 14.3.4 Buildings, structures, and uses accessory and customarily incidental to any of the above uses.
- 14.3.5 The uses permitted under this section shall be conducted in such a manner that no noxious odor, fumes, or dust will be emitted beyond the property line of the lot on which the use is located.
- 14.3.6 Written application for all uses within this district shall be filed with the City Planning Commission for approval. Said application shall be accompanied by the following information:
  - 14.3.6.1 A plot plan indicating the location of present and proposed buildings, driveways, parking lots and other necessary uses.
  - 14.3.6.2 Preliminary architectural plans for the proposed building or buildings.
  - 14.3.6.3 An estimate of the maximum number of employees for the proposed development and the number of shifts during which they would work.
  - 14.3.6.4 Any other information the City Planning Commission may need to adequately consider the effect that the proposed uses may have upon the environment and on the cost of providing municipal services to the area.
- 14.4 Area Requirements. Side and front yards shall be three (3) feet except where fire retardant materials are used. Rear yard shall be thirty (30) feet or have adequate space for service.

- 14.5 Height Regulations. No building shall exceed forty (40) feet in height.
- 14.6 Off-Street Parking and Loading Facilities. See Supplemental Regulations on Off-Street Automobile and Vehicle Parking and Loading.
- 14.7 Storage of Materials and Equipment. Same as Restricted Light Industrial District.