### I-2 General Industrial District

The I-2 district is intended primarily for general manufacturing and closely related uses. Also allowed in the district are commercial and other uses allowed in some commercial districts. To avoid burdensome regulations on general manufacturing but at the same time to provide adequate limitations on the development of industries incompatible with the city's general industrial characteristics, regulations for this district are intended to provide protection principally against effects harmful to other districts. These regulations do not afford the same level of protection for commercial and other allowed uses not related to general manufacturing as such uses would receive if located in districts primarily designed for them.

**Permitted Uses**

1. Automobile salvage & wrecking yards, junkyards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage or second-hand building materials, junk automobiles or second-hand automobile parts
2. Automobile service & repair establishments including filling stations & repair garages
3. Bar, cocktail lounge, nightclub, no outdoor entertainment
4. Business and professional offices excluding medical, dental, and financial services.
5. Cabinet shops (custom)
6. Commercial parking lots & garages
7. Commercial recreational uses and structures; theaters, bowling alleys, poolrooms, driving ranges, etc.
8. Electrical distribution facilities
9. Electrical substation
10. Electrical switching station
11. Electrical transmission lines
12. Exercise, spas, or gym facilities
13. Fire stations
14. Furniture stores
15. Kennel
16. Laboratories; research, experimental & testing
17. Light assembly & manufacturing
18. Mini-storage units
19. Offices – Business and professional offices excluding medical and dental and financial services.
20. Office equipment sales and service; retail sale of office supplies
21. Outdoor storage lots & yards, except wrecking yards, junkyards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage or second-hand building materials, junk automobiles or second-hand automobile parts
22. Police stations
23. Police substations
24. Public parks, playgrounds & playfields
25. Research, experimental and testing laboratories
26. Restaurant – full service, with or without incidental alcohol service
27. Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area.
28. Restaurant – Fast service/take-out, no drive-through/drive-up
29. Retail establishments not listed elsewhere
30. Retail and service uses that are intended to serve the primary uses and that do not exceed 5,000 square feet
31. Sexually oriented businesses (all)
32. Sign shops
33. Storage: Individual storage areas within a completely enclosed building
34. Storage: Mini-storage units
35. Theaters non-profit for production of live shows
36. Transit transfer facilities
37. Tire recapping & retreading
38. Urban Farm Ground Level
39. Utilities – All (includes natural gas regulator station, telephone exchange, water or sewage pumping station or water storage facility)
40. Veterinary establishments, pet grooming
41. Vocational & trade schools (light industrial)

~~44~~. Wholesaling & distribution operations

**Permitted Uses that requires a Special Use Permit** if located within 200 feet of residentially zoned property.

1. Bar, cocktail lounge, nightclub, with outdoor entertainment
2. Restaurant – with drive-through/drive-up

**Special use Permit**

The following uses may be conditionally permitted in I-2 districts subject to a Special Use Permit:

1. Urban Farm Roof Level; Aquaculture; Aquaponics; and Hydroponics
2. Composting

**Accessory Uses**

The following accessory uses are permitted in I-2 districts:

1. Accessory dwelling units
2. Accessory structures, permanent, temporary or portable, not constructed of solid building materials; covers; accessory structures exceeding 30 inches from the ground
3. Children play areas & equipment
4. Garages (private)
5. Greenhouses (non-commercial)
6. Home occupations
7. Incidental & subordinate uses & structures