

Sec. 17-67(k) **I2 - Industrial 2 District**. The Industrial 2 District is intended to provide for public and private heavy industrial uses and facilities, including wholesale, distribution, processing, manufacturing and production. However, it is required that the industries in this district take whatever measures appropriate to minimize the emissions of smoke, dust, fumes, noise and vibrations resulting from such industrial activities.

(1) *Permitted uses*. Within the I-2 district, the following uses shall be permitted:

- a. Accessory buildings, structures and uses.
- b. Airports.
- c. Automobile parking and storage.
- d. Automobile repair garages.
- e. Automobile, bus, truck, mobile home, recreational vehicle sales establishments and service stations.
- f. Bakeries and other establishments manufacturing prepared food and miscellaneous food products.
- g. Banks.
- h. Bottling plants.
- i. Bedding, carpet and pillow manufacturing, cleaning and renovating.
- j. Bus repair and storage terminals.
- k. Cabinet and woodworking shops.
- l. Cold storage plants.
- m. Contractor's plants or storage yards.
- n. Clothing manufacturing.
- o. Dairy products processing plants.
- p. Dry-cleaning and laundry plants.
- q. Electrical repair shops.
- r. Food processing in wholesale quantity, except meat, fish, poultry, vinegar and yeast.
- s. Farming.
- t. Farming machinery assembly, repair and sales.
- u. Furniture manufacturing plants.
- v. Ice plants.
- w. Industrial research, laboratories and education facilities.
- x. Greenhouses and nurseries.
- y. Leather products and luggage manufacturing.
- z. Locksmiths and gunsmiths.
- aa. Lumber yards, building material storage and sales, including Redi-Mix concrete.
- bb. Machine shops.
- cc. Offices.
- dd. Pharmaceutical manufacturing.
- ee. Printing, publishing and reproductions establishments.

- ff. Plumbing shops and storage yards.
- gg. Public uses, structures, and buildings and public utility facilities.
- hh. Restaurants, indoor.
- ii. Radio and television stations and masts.
- jj. Repair and servicing of office and household equipment.
- kk. Sign manufacturing and construction.
- ll. Sheet metal shops.
- mm. Tire recapping and re-treading.
- nn. Tobacco processing and storage.
- oo. Trailer sales area.
- pp. Trucking terminals.
- qq. Textile manufacturing processes, including cutting, spinning, knitting, but excluding weaving, dyeing and finishing.
- rr. Upholstery establishments.
- ss. Wholesale and warehousing.
- tt. Wireless transmission towers and facilities.
- uu. Veterinary services.
- vv. Satellite Dishes/TV and Radio Antennae Towers.
- ww. Bingo halls (commercial, for profit).
- xx. Bowling centers.
- yy. Clubs and lodges.
- zz. Dance schools.
- aaa. Golf courses, miniature.
- bbb. Physical fitness centers.
- ccc. Riding stables.
- ddd. Skating rinks.
- eee. Swim/tennis clubs.
- fff. Cemeteries/mausoleums.
- ggg. Colleges or universities.
- hhh. Administrative or management services.
- iii. Advertising agencies.
- jjj. Outdoor advertising services.
- kkk. Banks.
- lll. Barber shops.
- mmm. Business incubators.
- nnn. Business associations.
- ooo. Car washes
- ppp. Clothing alteration/repair
- qqq. Computer services.
- rrr. Economic, Sociological or Educational Research
- sss. Employment Agencies.
- ttt. Engineering, architect, survey services.
- uuu. Equipment rental/leasing (no outside storage).
- vvv. Finance/loan offices.

www. Crematoriums.
 xxx. Insurance agency (no onsite claims).
 yyy. Laundromats.
 zzz. Law offices.
 aaaa. Photocopying/duplicating services.
 bbbb. Photography studios.
 cccc. Professional membership organizations.
 dddd. Real estate offices.
 eeee. Security services.
 ffff. Tanning salons.
 gggg. Taxidermy.
 hhhh. Electronic repairs.
 iii. Travel agency.
 jjjj. Vocational schools.
 kkkk. ABC stores.
 llll. Antique stores.
 mmmm. Bakeries.
 nnnn. Computer sales.
 oooo. Furniture sales.
 pppp. Office machine sales.
 qqqq. Paint sales.
 rrrr. Restaurants.
 ssss. Service stations.
 tttt. Taxi services.
 uuuu. Brick, tile and terra cotta manufacturing.
 vvvv. Foundries producing iron and steel products.
 wwwww. Industrial equipment machinery repair and servicing.
 xxxx. Machine tool manufacturing.
 yyyy. Meat-packing plants.
 zzzz. Oil distributors.
 aaaaa. Plastics manufacturing.
 bbbbbb. Pottery, porcelain, and vitreous china manufacturing.
 ccccc. Poultry dressing for wholesale.
 ddddd. Railroad freight yards or classification yards.
 eeeee. Recycling operations.
 fffff. Textile manufacturing processes including weaving, dyeing and finishing.
 ggggg. Wireless transmission towers and facilities.

(2) *Special use permits.* The following uses may be established only after issuance of a special use permit in accord with the procedures and conditions specified in Article VI of this chapter:

- a. Wholesale storage of gasoline or bulk terminal plants for any highly explosive or inflammable gases or liquids, with exception of expansion of facilities already located, which is a permitted use.
- b. Wrecking, junk and salvage yards, provided that:
 1. Any such yard shall be entirely enclosed by an opaque fence or wall at least six (6) feet in height and no more than sixteen (16) feet in height, which shall be kept properly painted if of a type which requires painting and otherwise maintained in good condition. A buffer strip in accordance with section 17-180 shall be maintained on the road or street sides along the outside of the fence.
 2. All motor vehicles and other materials shall be stored or kept in such a manner that they will not catch or hold water in which mosquitoes may breed and so that they will not constitute places in which rats, mice, or other vermin may be harbored, reared or propagated.
 3. All such yards shall be maintained in a sanitary condition at all times so as not to be a menace to the public health or safety.
 4. No more than two (2) driveways on any single road frontage

Cross references: Special use permits, § 17-121 et seq.

(3) *Minimum building/parking lot setback requirements.* The minimum building/parking lot setback shall be as follows:

- a. Front: 40 ft.
- b. Side: 25 ft.
- c. Rear: 25 ft.

(4) *Minimum building height requirements.*

- a. Adjacent to a residential zoning district--Forty (40) feet.
- b. Adjacent to a non-residential zoning district--No height restrictions.

(5) *Minimum lot width.* The minimum lot width for newly platted lots shall be 100 ft. measured at the front building setback line.

(6) *Minimum lot size.* The minimum lot area for newly platted lots shall be 20,000 sq. ft. of contiguous uplands.

Adopted by Selma Town Council 9 February 2010.