

I-2 Limited Industrial District

The I-2 District is intended to provide an area within the City for industrial development and to reserve zones primarily for industrial use and to allow business uses in them only when necessary to or complementary to the industrial neighborhood and when it will not interfere with further industrial development. The I-2 District allows low to moderate intensity industrial uses which may require outside storage areas.

Permitted Uses in the I-2 District

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| <ul style="list-style-type: none"> • Agriculture • Auto and Marine services major repair • Auto and Marine services minor repair • Bus/ Transit Station • Business/ Trade School | <ul style="list-style-type: none"> • Essential Services • Equipment rental • Industrial-light • Laboratories- medical, dental • Offices | <ul style="list-style-type: none"> • Truck Terminal • Warehouse and Distribution centers • Day Care accessory to business use (accessory) • Wholesaling (accessory) |
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Accessory Uses in the I-2 District

Uses listed above as accessory, and below numbers 1-3, are customarily incidental and clearly subordinate to the permitted or approved conditional use. Accessory uses are to be contained wholly within a lawfully erected principal building, except designated outdoor storage areas as defined in number 1 below or accessory structures approved as a conditional use.

1. Outside storage of goods, materials, and equipment in the I-2 District and in compliance with the screening requirements of Section 1001.12, Subd. 1. Outside storage must be accessory to the permitted principal use and building, and cannot exceed 50% of the buildable lot area.
2. Dwelling for watch person.
3. Retail sales, incidental to manufacturing of products manufactured on the premises, occupying no more than 15% of the principal building floor area.

Conditional or Interim use Permit Allowances

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| <ul style="list-style-type: none"> • Convenience/ gas station • Accessory Buildings • Clinics/medical offices • Day Care | <ul style="list-style-type: none"> • Mini –storage, commercial • Nurseries, retail • Outdoor display area • Outdoor storage area | <ul style="list-style-type: none"> • Recycling Facility indoor • Towers- cellular and communication |
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<u>District Requirements</u>	<u>Septic</u>	<u>Sanitary Sewer</u>
Minimum District Size	40 acres	20 acres
Minimum Lot Size	2.5 acres	2 acre
Minimum Lot Width	150 feet	150 feet
Minimum Lot Depth	150 feet	150 feet
Max. Impervious Surf. Coverage	65%	85%
Max. Bldg. Footprint Coverage	35%	50%
Structure Height Limit Principal Bldg	45 feet	45 feet
Structure Height Limit Accessory Bldg	20 feet	20feet

Setbacks

Building	
Street	50 feet
Side	25 feet
Rear	35 feet
To residential	100 feet

Parking	
Street	20 feet
Side	10 feet
Rear	10 feet
To residential	50 feet

- Minimum lot size, width depth, etc. shall not include area of street easements, right-of-way or common area.
- Setbacks to street frontages shall be measured from the edge of the right-of-way as dedicated in conformance with City, County, or State requirements and the Dayton Comprehensive Plan.
- A Conditional Use Permit is required for structures in excess of the I-2 maximum height regulation.
- No loading docks may be on any private or public street frontage. Provisions for handling all freight, either by railroad or truck, shall be on those sides of any buildings which do not face on any street, proposed street or residential property. Truck docks or truck loading facilities shall be screened from public view from street right-of-ways and adjacent residential uses by solid screening as may be required by the City, up to 15 feet in height. Building wing walls used as required screening shall not extend into the required building setbacks.
- Along any street bordering on a residential zone, there may be no driveway access from such street into adjacent industrial sites unless access is otherwise impractical, as determined by the City. All access to industrial sites shall be from streets within the industrial area where practicable.
- Outside storage shall be limited to an area not larger than fifty percent of the buildable lot area and shall be located to the rear or side of the principal building, but not between a building and public or private street and not abutting a public or private street.
- Utility connections for septic development shall be designed to accommodate future connection to sanitary sewer and municipal water supply.
- Finals Site and Building Plan approval is required prior to issuance of a permit for construction, expansion, or exterior remodeling.
- See Section 1001.13 Subd. 2 of the Dayton City Code for the Final Site and Building Plan requirements.
- See Section 1001.12 Subd. 2 of the Dayton City Code for the Sign Regulations.
- See Section 1001.12 Subd. 3 of the Dayton City Code for Parking Regulations.
- See Section 1001.12, Subd 1 of the Dayton City Code for Other Performance Standards.
- See Section 1001.12 Subd. 6 of the Dayton City Code for the exterior building materials requirement.