

SECTION 23: I-2" GENERAL INDUSTRIAL

Subdivision 1: INTENT

It is the intent of this district to provide for and allow light industrial, warehousing and commercial activities, that are self sufficient with on site waste disposal facilities.

Subdivision 2: PERMITTED USES

1. Distribution Centers (non-petroleum, non-chemical, non-hazardous substance)
2. Building material, sales and storage provided all product is fully enclosed by fencing or screening.
3. Cabinet Shops.
4. Camera and photographic supplies manufacturing.
5. Cartage and express facilities.
6. Stationary, book binding and other types of manufacturing of paper and related products, but not processing of raw materials for paper production.
7. Printing (non-retail).
8. Governmental use.
9. Engraving, printing and publishing.
10. Farm Implement Sales/Service
11. Jewelry manufacturing.
12. Medical, dental and optical laboratories.
13. Stone milling and granite processing.
14. Storage and warehousing, including mini-storage.
15. Electrical service shops.

16. Brick, tile and terra cotta manufacturing.

Subdivision 3: PERMITTED ACCESSORY USES

10. Open and outdoor storage when fully enclosed by fencing and screening.
11. Offices accessory to a principal use.
12. Fences as regulated by this Ordinance.
13. Off street parking and loading regulated by this Ordinance.
14. Signs as regulated by this Ordinance.

Subdivision 4: CONDITIONAL USES

1. Auto body repair shops.
2. Electric light or power generating stations.
3. Electronic products manufacturer.
4. The entirely enclosed, in a roofed structure with concrete floor, storage of junk and salvage including automobile salvage, scrap metal, paper, rags, household appliances, or recyclables.
5. Any light and clean manufacturing, production, processing, wholesale, retail, cleaning, storage, servicing, repair and testing of materials, goods or products providing no noxious or offensive trade or activity may be carried on, nor may anything be done thereon which may be or become an annoyance or a nuisance or constitute a hazardous or dangerous condition or activity to the City of Rockville by reason of unsightliness or excessive emission of odors, dust, fumes, smoke, or noise, vibrations or otherwise.
6. Uses the City Council determines to be substantially similar to those listed in this zoning district and not detrimental to the City's general health and welfare.

Subdivision 5: LOT, YARD, AREA AND HEIGHT REQUIREMENTS

1. **Setbacks.**
 - i. Front yard setback. There shall be a twenty-five foot front setback.
 - ii. Side yard and rear yard setback. There shall be a twenty foot side or rear setback, except as provided below.

1. Setbacks from R-2 and R-3 Zoning Districts, Churches and Schools. A landscaped strip of at least sixty (60) feet in width shall be provided along the boundary of any adjoining property guided to duplex or multi-family residential development, in the future land use map, or where a multi-family residence, church or school is located
 2. Setbacks from R-1 Zoning Districts. A landscaped strip of at least one-hundred (100) feet in width shall be provided along the boundary of any adjoining property guided single-family residential development, in the future land use map, or where a single-family residence is located.
 3. Residential Setback Standards. This landscaped strip shall be landscaped as a Buffer Yard, pursuant to Section 9A, Subd. 5(D).
 4. Application to Section 9A. Nothing in the paragraph shall exempt the property from a greater setback if required to meet the requirements of Section 9A.
- iii. Lot Coverage: Per Section 33 of this Ordinance.
2. **Building Height**. Commercial structures may not exceed thirty-five (35) feet in height.

Subdivision 6: OPEN STORAGE

15. **Outdoor Storage and Open Sales Prohibited**. Except as provided for in this Subdivision, outdoor storage and open sales are prohibited.
16. **Exception to Prohibition**. The following may be permitted for outdoor storage after review and approval by the Planning Commission and the City Council:
 - A. Currently licensed vehicles used by the business for transport or manufactured or serviced by the business (not including junked vehicles);
 - B. Heavy machinery mounted on wheels; and
 - C. Movable finished products mounted on wheels.
17. **Review and Approval Required for Exception to Apply**. The above exempt outdoor storage will only be permitted if approved by the City Council after review and recommendation by the Planning Commission. In any case, the area used for such storage must be screened from view from outside the premises by a fence of one hundred percent (100%) opacity, of a minimum height of eight (8) feet, with the maximum height to be determined by the City. Under no circumstances will open or outside

storage be allowed within the setback areas. Storage shall not be allowed in a truck, trailer, or similar container.

18. **Exterior Finish**. All new construction and alterations to an existing building or structure must meet the following requirements. Steel is acceptable provided the lower four (4) feet of the building's face (excluding windows and doors) consists of a material other than steel or corrugated metal.

Subdivision 7: SITE PLAN - CERTIFICATE OF SURVEY

Prior to the issuance of a building permit for any building within an I-2 District a site plan for the property must be approved by the City Council after review and recommendation by the Planning Commission. The site plan must contain at a minimum the following:

19. The current and proposed use of the property;
20. All structures and their dimensions and location;
21. Location of waste facilities including measures used for enclosure and screening;
22. Location of the water supply and utilities;
23. Elevations and drainage facilities (including storm sewers and ponds);
24. Streets and ingress and egress;
25. Parking (including typical size and locations of handicap spaces) and loading areas;
26. Landscaping (including features and types of materials to be used);
27. Screening and fences (including types and heights of fencing);
28. Lighting locations and types of fixtures;
29. Location and size of signs;
30. Distances to surrounding buildings and surrounding land uses;

31. Certificate of Survey if required by the Zoning Administrator or Planning Commission; and
32. Any other information deemed necessary by the Zoning Administrator or Planning Commission.

As part of the site plan review and approval the Planning Commission may recommend and the City Council may, on the recommendation of the Planning Commission or on its own, require that changes be made to a site plan. Such changes may include, without limitation, limiting the size and number of street accesses, requiring fencing or screening, requiring changes to the landscape plan, requiring alterations of the location and types of lighting and signage, altering parking lot design and layout, altering building layout, and other alterations and adjustments to ensure a design which is in conformance with this Ordinance and is in the best interest of the City.

Subdivision 8: PERFORMANCE BOND

To ensure site plan improvements, including without limitation landscaping and waste enclosures, are completed in accordance with the approved site plan, a performance bond or other approved security in the amount deemed sufficient by the City Council will be required to be deposited with the City before the issuance of a building permit for the project.