

**CITY OF MARSHALL  
ORDINANCE 24-008**

**AN ORDINANCE AMENDING CHAPTER 86 ARTICLE IV SECTION 86-107 I-2  
GENERAL INDUSTRIAL DISTRICT**

The Common Council of Marshall do ordain as follows:

**SECTION 1:**        **AMENDMENT** “Section 86-107 I-2 General Industrial District” of the Marshall Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 86-107 I-2 General Industrial District

- (a) *Intent; scope.* This section applies to the I-2 general industrial district. This I-2 district provides a location for heavier industrial and manufacturing activities, without encroachment by incompatible use areas.
- (b) *Permitted uses.* The following uses shall be permitted in the I-2 industrial district:

- (1) Animal hospitals.
- (2) Auto parts and accessories sales.
- (3) Automobile and truck parking lots and garages.
- (4) Bottling establishments.
- (5) Building materials sales and storage and lumberyard.
- (6) Camera and photographic supplies manufacture.
- (7) Carpenter and cabinet shops, plumbing and heating shops, and janitorial services.
- (8) Cartage and express facilities.
- (9) Cartography, bookbinding, engraving, publishing, job printing, lithographing and copying.
- (10) Cleaning and dyeing.
- (11) Contractor's offices, shops and yards for plumbing, heating, glazing, painting,

paper hanging, roofing, ventilating, air conditioning, masonry, electrical and refrigeration supplies.

- (12) Egg grading, sorting and wholesale business.
- (13) Electric light or power generating station.
- (14) Electrical and electronic products manufacture.
- (15) Electrical service shops.
- (16) Fallout shelters.
- (17) Farm equipment sales and service.
- (18) Farm, feed and seed supply stores.
- (19) Feed and seed processing.
- (20) Freight terminal.
- (21) Fuel and ice sales and storage.
- (22) Garages and storage, repair and servicing of motor vehicles.
- (23) Governmental service buildings.
- (24) Highway maintenance shops and yards.
- (25) Ice plant.
- (26) Industrial training schools.
- (27) Industrial truck and equipment sales and service shops.
- (28) Jewelry manufacture.
- (29) Kennels.
- (30) Landscaping including outside material storage.
- (31) Leather goods.
- (32) Manufacturing, processing, and associated storage, servicing and testing.

(33) Medical, dental and optical equipment manufacture.

(34) Mobile home and camping trailer sales.

(35) Musical instruments manufacture.

(36) Printing.

(37) Public utility structure (industrial).

(38) Railroad rights-of-way.

(39) Rentals of industrial type equipment.

(40) Research, experimental or testing stations.

(41) Soft drink and bottling establishments (enclosed).

(42) Storage or warehousing, when completely enclosed within a building.

(43) Telephone exchange.

(44) Trophy and award manufacturing or assembling.

(45) Warehouses.

(46) Water supply buildings, reservoirs, wells, elevated tanks and similar essential public utility structures.

(47) Wholesale business and office establishments.

(c) *Permitted accessory uses.* The following uses shall be permitted accessory uses in the I-2 industry district:

(1) All uses customarily incidental to the uses permitted in subsections (a) and (b) of this section.

(2) Off-street parking and loading as regulated by article VI of this chapter.

(3) Signs, as regulated by article VI of this chapter.

(4) Solar energy collectors and systems.

(d) *Conditional uses.* All conditional use permits for the I-2 district may only be issued if the proposed use meets the requirements of this section and also meets the general regulations as outlined in article VI and meets the eligibility for conditional use permits as specified in article II, division 2. The following uses may be allowed in the I-2

industrial district by conditional use permit:

- (1) Adult uses complying with the following regulations:
  - a. The use must be contained within a building.
  - b. No sign or exterior graphics permitted except for those written in letters of the English language.
  - c. The use is not permitted within 2,000 feet of another adult use, establishment selling beer or alcoholic beverages, school, church, any residential use, library, park, daycare facility, or residential facility, as measured from property line to property line.
  - d. This use must not be greater than 2,000 square feet in total building floor area and contained in one building on a lot, plot, or property.
- (2) Automobile and truck sales or used car lots.
- (3) Billboards.
- (4) Brewpubs, microbreweries, and breweries.
- (5) Cultivation, maintenance, and harvest of plants for the sale or other commercial use.
- (6) Day care facility serving any number of individuals.
- (7) Processing, or storage and stockpiling of sand, gravel, stone or other raw material.
- (8) Greenhouses (commercial).
- (9) Gas stations.
- (10) Hazardous chemicals (processing/storage).
- (11) Heliport.
- (12) Junkyards, wrecking yards or auto salvage yards.
- (13) Meat and butcher shops and cold storage lockers.
- (14) Meat processing plants.
- (15) Municipal or other governmental administration or service buildings, police and fire stations, and post office stations.
- (16) Other industrial uses of the same general character as listed in subsection (b).

(17) Outdoor nurseries and tree farms.

(18) Public service structures including power substations, gas regulator stations, sewage disposal plant, elevated tanks and water works.

(19) Recyclable materials processing.

(20) Restaurants.

(21) Truck stops.

(e) *Height, yard, area, lot width and lot coverage regulations.* Height, yard, area, lot width and lot coverage regulations in the I-2 district are as follows:

(1) *Height regulations.* No building shall hereafter be erected to exceed 75 feet in height.

(2) *Front yard regulations.*

- a. There shall be a front yard having a depth of not less than 25 feet except as otherwise provided in this section.
- b. There shall be a front yard having a depth of 35 feet on a lot or plot that abuts a thoroughfare as shown on the adopted city thoroughfares plan, except that an 80-foot setback shall be required when the council determines that a service road is necessary.
- c. No front yard shall be required in the downtown district.

(3) *Side yard regulations.*

- a. There shall be two side yards, one on each side of a building, each having a width of not less than ten feet.
- b. No building shall be located within 20 feet of any rear lot line abutting a lot in any of the classes of residence districts.
- c. No side yard shall be required in the downtown district.

(4) *Rear yard regulations.*

- a. There shall be a rear yard having a depth of not less than 25 percent of the lot depth or a maximum required rear yard of 25 feet.
- b. No rear yard shall be required in the downtown district.

(5) *Lot coverage regulations.* There are no lot coverage regulations.

(f) *General regulations.* Additional regulations in the I-2 general industrial business district are set forth in article VI of this chapter.

(Code 1976, § 11.17; Ord. No. 443, § 3, 11-6-2000; Ord. No. 590 2nd series, § 1, 2-19-2008; Ord. No. 606 2nd series, § 2, 3-10-2009; Ord. No. 622 2nd series, § 1, 7-27-2010; Ord. No. 655 2nd series, § 1, 5-22-2012; Ord. No. 685, § 1, 1-28-2014; Ord. No. 694 2nd series, § 1, 5-12-2015; Ord. No. 719 2nd series, § 2, 5-9-2017; Ord. No. 753 2nd series, §§ 1, 2, 7-28-2020)

**Cross reference(s)**—Businesses, ch. 22.

**SECTION 2:**            **EFFECTIVE DATE** This Ordinance shall take effect after its passage and summary publication.

PASSED AND ADOPTED BY THE CITY OF MARSHALL COMMON COUNCIL

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Presiding Officer

Attest

\_\_\_\_\_  
Robert Byrnes, Mayor, City of  
Marshall

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Steven Anderson, City Clerk, City of  
Marshall