

ARTICLE 13

“I-2” HEAVY INDUSTRIAL DISTRICT

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13.010 Purpose and Intent

The Heavy Industrial District is established to provide areas in the City in which heavy industrial, manufacturing, and other firms can engage in processing, manufacturing, and related activities protected from the encroachment of commercial and residential uses. This district is intended to allow extensive obnoxious sounds, glare, dust, or odor. Certain extremely obnoxious or hazardous uses will require special permission to locate in this district.

13.020 Permitted Uses

The following uses and structures, and no others, are permitted in the “I-2” District.

1. Animal hospitals or clinics
2. Automatic car wash
3. Auto repair and painting
4. Body works
5. Bottling works
6. Building materials and storage
7. Carpenter, cabinet, plumbing or sheet metal shops
8. Contractor office and equipment storage yards
9. Dog kennels
10. Dry cleaning and/or laundry plants
11. Express storage and delivery services
12. Feed mill

13. Feed and seed stores
14. Foundry and light casting
15. Frozen food lockers
16. Grain elevators
17. Greenhouses, wholesale
18. Jail and prison facilities
19. Light manufacturing
20. Lumber yards
21. Machine shops
22. Machinery sales or storage lots
23. Manufacturing or fabrication establishments, which are not noxious or offensive by reason of vibration, noise, dust, fumes, gas, odor, or smoke
24. Monument sales
25. Motor vehicle sales and storage
26. Public utility and public service uses as follows:
 - a) Substations
 - b) Railroads
 - c) Telephone exchanges
 - d) Public utility storage yards when the entire storage area is enclosed by at least a six (6) foot wall or fence
27. Printing shops
28. Radiator repair shops
29. Ready-mix concrete and asphalt mix plants
30. Storage rental units
31. Truck and rail terminals
32. Upholstery shops
33. Warehouses
34. Wholesale houses
35. All those uses listed as permitted or conditional uses in "B-1" General Business District, and "B-2" Highway Commercial District, with the exception of residential uses.

13.030 Conditional Uses

The following uses and structures shall be permitted when authorized by the Board of Adjustment.

1. Auto wrecking yards, junk yards, and scrap processing yards subject to the following:
 - a. Located on a tract of land at least three hundred (300) feet from a residential district zone.
 - b. The operation shall be conducted wholly within a noncombustible building or within an area completely surrounded on all sides by a solid fence or wall. The fence or wall shall be of uniform height (at least six (6) feet high), uniform texture and color and shall be so maintained, by the proprietor, as to insure maximum safety to the public and preserve the general welfare of the neighborhood. The

- fence or wall shall be installed in such a manner as to retain all scrap, junk, or other material within the yard.
- c. No junk shall be loaded, unloaded, or otherwise placed, either temporarily or permanently outside the enclosing building, hedge, fence, or wall, or within the public right-of-way.
 - d. Burning of paper, trash, junk, or other waste materials shall be permitted only after approval of the Fire Department and City Council. Said burning, when permitted, shall be done during daylight hours only.
2. Manufacturing or storage of bulk oil, gas, and explosives.
 - a. Petroleum refining.
 3. Micro-wave towers, radio towers, television towers, electric power plants, telephone transmission buildings.
 4. Stock yard and slaughter houses.
 5. Poultry storage or slaughtering.
 6. Other uses which may be noxious or offensive by reason of emission of odor, dust, smoke, gas, noise, or vibration and so determined by the Board of Adjustment.

13.040 Accessory Uses

Accessory uses incidental to and on the same zoning lot as the principal use.

1. See Article 16.

13.050 Lot Size

There is no minimum lot size requirement.

13.060 Lot Coverage

A building structure or use, allowed in this District may occupy all that portion of a lot, except for the area required for off-street parking, off-street loading and unloading, and their access roads; unless otherwise required by this Zoning Regulation.

13.070 Yard Requirements

1. Front Yard – Each lot in the “I-2” District shall have a front yard of not less than thirty (30) feet.
2. Side Yard – No side yard shall be required for uses permitted in this district except where such use abuts a residential district, in which case there shall be required fifteen (15) feet of side yard on the side of the lot which abuts the residential district.
3. Rear Yard – No rear yard shall be required for uses in this district except where the district abuts a residential district, in which case there shall be a twenty (20) foot rear yard provided there is no alley. In those cases where an alley exists, the rear yard may be ten (10) feet.

13.080 Height Regulations

1. Maximum height for structures shall be seventy-five (75) feet.
2. When a building or structure is within one hundred fifty (150) feet of a residential district zone, said building or structure shall not exceed forty-five (45) feet in height.

13.090 Area of District

There shall be no requirements except that an orderly development pattern be used.

13.100 Parking Requirements

See Article 18.

13.110 Sign Regulations

See Article 17.

13.120 Site Plan Requirements

See Article 15.

13.130 Supplemental Development Standards

1. Buffer Strip – Whenever the “I-2” District adjoins a Residential District, an additional side yard and rear yard shall be provided for a buffer strip. The buffer strip shall be at least five (5) feet wide and shall contain a six (6) foot high fence to serve as a screen between the residentially zoned property.

13.140 Exceptions and Modifications

See Article 21.