

ARTICLE 12

"I-2" HEAVY INDUSTRIAL DISTRICT

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12.010 PURPOSE AND INTENT

The "Heavy Industrial District" is established to provide areas in the City where heavy industrial, manufacturing, and other firms can engage in processing, manufacturing, and related activities protected from the encroachment of 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.

12.020 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, and sheet metal shops
8. Contractor offices 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. Light manufacturing
19. Lumber yards
20. Machine shops
21. Machinery sales or storage lots
22. Manufacturing or fabrication establishments, which are not

- noxious or offensive by reason of vibration, noise, dust, fumes, gas, odor, or smoke.
23. Monument sales
 24. Motor vehicle sales and storage
 25. 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.
 26. Printing shops
 27. Radiator repair shops
 28. Ready-mix Concrete and Asphalt Mix Plants
 29. Storage rental units
 30. Truck and rail terminals
 31. Upholstering shops
 32. Warehouses
 33. Wholesale houses
 34. All those uses listed as permitted or conditional uses in "C-1" General Business District, and "C-2" Highway Commercial District, with the exception of residential uses.

12.030 CONDITIONAL USES

The following uses and structures may 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. Commercial feedlots, stables, kennels when located within 1320 feet of an "R" or "C" district.
7. 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.

12.040 ACCESSORY USES

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

See Article 13.

12.050 LOT SIZE

There is no minimum lot size requirement.

12.060 LOT COVERAGE

There shall be no requirements except as may be dictated by setback requirements.

12.070 YARD REQUIREMENTS

1. Front Yard:
 - A. Each lot in the "I-2" District shall have a front yard of not less than twenty-five (25) feet.
2. Side Yard:
 - A. 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:
 - A. 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.

12.080 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.

12.090 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.

12.100 EXCEPTIONS AND MODIFICATIONS

See Article 17.