

Sec. 15-1-62. I-2 Zone, Heavy Industrial Zone

(A) *Purpose.* The purpose of this zoning district is to provide for heavy industrial uses such as manufacturing, warehousing, and other uses, in locations which are suitable and appropriate, taking into consideration the land uses on adjacent or nearby properties. Because no list of uses can be complete, decisions on specific uses not included as examples on the following lists of permitted and conditional uses will be made by the planning and zoning director.

(B) *Permitted uses.*

(1) All uses identified as permitted uses in the light industrial zone except residential uses. Caretaker residential use permitted.

(2) Uses permitted under this category shall include, but are not limited to, the following:

Abrasives, manufacturing, storage
Acetylene, manufacture
Animal boarding, breeding and hospitals
Asphalt and asphalt products, processing, storage
Brick manufacturing, storage
Bulk fuel storage
Cement products, manufacturing (pipe, blocks, etc.)
Cement storage
Concrete (bulk), manufacturing, storage
Concrete products, manufacturing
Crop dusting equipment yards
Diesel engines, manufacturing
Fertilizers, natural, manufacturing, storage
Foundries
Industrial truck body, manufacturing, storage
Livestock sales and shipping
Mortar, bulk preparation, sales, storage
Petroleum products, packaging and storage
Pipe manufacturing
Plastic and plastic products, manufacturing, storage
Public stables
Sand and gravel, processing and storage
Sawdust, manufacturing, storage
Sawmill
Soaps, detergent, bleach, manufacturing, storage

(3) Manufacturing activities that do not involve the production, discharge, and/or creation of toxic substances.

(C) (1) *Conditional uses.*

Ammonia, manufacturing, storage
Breweries
Dead stock collectors
Distillers, distribution, warehousing
Fertilizers, processed, manufacturing, storage
Gas or petroleum extraction
Glue, manufacturing, storage
Hide and tallow, manufacturing, storage
Mechanical and/or biological decomposition of garbage and refuse
Mineral resource extraction
Paint and varnish, manufacturing, storage
Paper products, manufacturing and storage
Plating
Recycling center
Rock crushing
Rock quarrying
Rubber products, manufacturing, storage, salvage
Salvage (junk) dealers, yards
Sand and gravel, extraction
Slaughterhouses
Vehicle (motorized) racetrack
Wastewater treatment plant

(2) Manufacturing activities that involve the production, discharge, and/or creation of toxic substances.

(3) Sexually oriented businesses, subject to the provisions of Section 15-1-68.

(D) *Property development standards.*

(1) Minimum lot area: Seven thousand five hundred (7,500) square feet.

(2) Minimum lot width: Seventy-five (75) feet.

(3) Minimum front yard. Ten (10) feet. Where lots have a double frontage, the ten (10) foot yard shall be provided on both streets.

(4) Minimum side yard: None, except where a side lot line adjoins a lot in a residential zone, there shall be a one hundred (100) foot side yard setback for industrial buildings or uses, and where a side lot line abuts a street, there shall be a ten (10) foot side yard.

Requirements for separation as outlined in the International Building Code shall be met.

- (5) Minimum rear yard: Ten (10) feet, except where a rear lot line adjoins a lot in a residential zone, there shall be a one hundred (100) foot rear yard.
 - (6) Caretaker residence placement shall comply with the setback requirements of the MH (Manufactured Housing) zoning district.
 - (7) Maximum lot coverage: Sixty (60) percent.
 - (8) Maximum building height: Not to exceed forty-five (45) feet, unless otherwise permitted under a conditional use permit.
 - (9) Landscaping: An average of ten (10) feet of the lot measured from the front property line and the street side property line, extending the developed length of the property except for driveways), shall be landscaped with trees, shrubs, ground cover, pedestrian walkways and plazas in a manner acceptable to the planning and zoning director or his/her designee. Established tree stand preservation is strongly encouraged.
 - (10) Screening: Where the lot adjoins a residential district, industrial uses shall be screened from the residential property by a solid material fence six (6) feet in height as defined in section 15-1-44, or as otherwise allowed or required by the planning and zoning commission.
- (E) *General provisions.* The provisions of section 15-1-44 shall apply.
- (F) *Signs.* The provisions of section 15-1-45 shall apply.
- (G) *Parking and loading.* The provisions of section 15-1-46 shall apply.
- (H) *Plan review.* The provisions of section 15-1-33 shall apply to all uses.

(Ord. 438, §1, 10-19-98; Ord. No. 498, 1, 10-01-01; Ord. No. 522, §§ 1 – 4, 1-7-03)

Editor's note—Ord. No. 438, adopted Oct. 19, 1998, repealed previous §§ 15-1-58 – 15-1-62 and adopted new §§ 15-1-58 – 15-1-62 in their entirety.

Editor's note—Sections 1 – 4 of Ord. No. 522, adopted Jan. 7, 2003, amended §§ 15-1-47, 15-1-50, 15-1-51.1, 15-1-52 – 15-1-54, and 15-1-56 – 15-1-62 in their entirety.