

ARTICLE XIX
“I-2” HEAVY INDUSTRIAL DISTRICT

Section 1. Intent and Purpose of District: The "I-2" Heavy Industrial District is intended for the purpose of allowing basic or primary industries, which are generally not compatible with residential and/or commercial activity. Certain extremely obnoxious or hazardous uses will require special permission to locate in this district.

Section 2. District Regulations: In District "I-2", no building or land shall be used and no building or structure shall be erected, altered or enlarged, which is arranged, intended, or designed for other than one of the uses listed in Section 3 below.

Section 3. Use Regulations:

- A. Any use permitted in I-P or I-1.
- B. Grain Elevators.
- C. The following uses of land may be allowed in this district by special use permit when submitted, reviewed, and approved by the Board of Zoning Appeals:
 - 1. Automobile wrecking yards, junk yards, and scrap processing yards, and one on site residential structure, subject however, to the restrictions in the Article on the Board of Zoning Appeals.
 - 2. Petroleum refining.
 - 3. Ready-mix concrete and asphalt mix plants.
 - 4. Manufacturing or storage of bulk, oil, gas and explosives.
 - 5. Other uses which may be noxious or offensive by reason of the emission of odor, dust, smoke, gas, noise or vibration.

Section 4. Intensity of Use Regulations:

- A. A building, structure or use allowed in this district may occupy all that portion of the lot except for that area required for off-street parking and off-street loading and unloading and their access roads and as otherwise required in Section 6.
- B. In the case where the required off-street parking and/or loading and unloading will be provided within the building or structure, then the structure may cover the entire lot except as otherwise required in Section 6 below.

Section 5. Height Regulations:

- A. When a building or structure is within one hundred fifty feet (150') of a residential district zone, said building or structure shall not exceed forty- five feet (45') in height.

- B. When a building or structure is more than one hundred fifty feet (150') from a residential district zone, said building or structure shall not exceed one hundred fifty feet (150') in height, if not in conflict with airport approach zones.

Section 6. Yard Regulations:

- A. **Front Yard:** No front yard shall be required for uses permitted in this district except as required for arterial and collector streets. (See Additional Height, Area, and Use Regulations of this Ordinance).
- B. **Side Yard:** No side yard shall be required for uses in this district, except where such use abuts a residential district zone, in which case there shall be required fifteen feet (15') of side yard of the lot which abuts the residential district.
- C. **Rear Yard:** No rear yard shall be required in this district, except where such rear yard abuts a residential district zone, in which case there shall be required fifteen feet (15') of rear yard.