

**ARTICLE XX**  
**“I-2A” HEAVY INDUSTRIAL DISTRICT**

**Section 1. Intent and purpose of District:** The "I-2A" Heavy Industrial District is intended to allow certain use which requires large land sited, generates large volumes of auto and truck traffic, and which may create noxious sounds, fumes, gas, dust, smoke, odor and visual clutter.

**Section 2. District Regulations:** In District "I-2A", no buildings 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, I-1 or I-2.
- B. Animal slaughtering and processing packing plants and any use incidental to their normal operation.
- C. Wastewater Plant and uses incidental to its operation.
- D. Sanitary Landfills that are licensed by the state.
- E. 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, junkyards, scrap processing yards, and recycling yards and plants; subject to conditions and restrictions placed on the operation by the Board of zoning Appeals.
  - 2. Petroleum refining.
  - 3. Ready-mix concrete plants and asphalt mix plants.
  - 4. Manufacturing and storage of bulk, oil, gas and explosives.
  - 5. Other uses which may be noxious or offensive by reason of the emissions 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 a lot except for the area required for off-street parking, 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 building or 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 and 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 and fifty feet (150') from a residential zone, said building or structure shall not exceed one hundred and 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 zone, in which case there shall be a minimum of fifty feet (50') of side yard on the side 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 zone in which case there shall be a required fifty feet (50') of rear yard.