

ARTICLE XII-I

“I-2” HEAVY INDUSTRIAL DISTRICT REGULATIONS

Section 1 **GENERAL PURPOSE AND DESCRIPTION:**

The I-2, Heavy Industrial District is intended to provide for heavy industrial manufacturing uses with accompanying open storage and supporting commercial uses. This district is not intended to be located in or near areas of residential development. Such uses do require accessibility to major thoroughfares, major highways, or other means of transportation. The uses permitted in the I-2 District are such that manufacturing or industrial operations shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the property on which such use is located and which produces no noise exceeding the average intensity of noise of street traffic, as stated in performance standards, at that point and provided that such use does not create fire hazards on surrounding property. Landscape and screening requirements shall be utilized.

Section 2 **PERMITTED USES:**

1. In the “I-2” Heavy Industrial District no land shall be used and no building shall be used, erected, or converted to any use other than:

- Ambulance Service
- Auto Auction
- Auto Body, Collision Repair, & Painting
- Auto Detail Shops
- Auto Glass Repair/Replacement
- Auto Laundry – Self Service Vehicle Wash
- Auto Painting (No Body work)
- Auto Repair Garage
- Auto Seat Covers, Auto Upholstery
- Bottling Works
- Brick/Masonry Block Supply
- Brick Paver Contractor
- Bus Storage
- Cabinet Shop & Store Fixture Manufacturing
- Car Title Loan
- Carting, Hauling & Storage (Moving Service)
- Check Cashing
- Clothing Manufacturer
- Commercial Cleaning & Laundry Plant
- Compressed or Liquefied Gas Storage and/or Distribution
- Construction Equipment Sales, New or Used, and/or Rentals
- Contractor & Storage Yard
- Convenience Store (No Facilities for Gas)
- Convenience Store (With Facilities for gas and May Include Automated Auto Laundry)
- Cosmetology School or Beauty School
- Document Storage

Donut Shop
Electrical Contractor
Electrical Supply House
Electroplating & Electrotyping
Equipment Repair - Heavy
Exterminator or Pest Control Contractor
Fence Contractor
Film Developing & Printing (Wholesale & Laboratory)
Furniture Repairs, Upholstery, and Refinishing
Furniture Manufacture
Gasoline Filling/Service Station with Repair Bays (May Include Automated Auto Laundry)
Hauling, Light & Heavy Equipment
Heating/Air Condition Sales/HVAC Contractors
Indoor Shooting Range
Kiosk - Recycle and/or Donation
Laboratory Equipment Manufacturing
Light Manufacturing and Assembly
Loading and Storage Tracks
Lumber Yard
Machine Shop
Manufacturing, Assembly, or Packaging of Products From Previously Prepared Products
Manufacturing of Electric or Electronic Instruments & Devices, Such as TV's, Radio, CD's
Manufactured/Mobile Homes Sales (On Site)
Manufacturing of Pharmaceuticals
Metal Recycling/Processing
Mini-Warehouse/Self Storage - Dwelling Unit May be Established Within the Main Structure for
Watchmen and Caretakers Employed on the Premise
News Printing
Office Warehouse
Paper Products and Paper Box Manufacturing
Parking Lot
Pawn Shops
Pay-Day Loan
Plumbing Contractor
Plumbing Supply
Portable Building Sales
Print Shop
Quick Oil Change and Lubrication
Radio or Television Broadcasting Without Tower
Restaurant – No Curb or Drive In Services (Service Entirely in Building)
Restaurant – With Drive In Facilities, Provided no Food or Drink May Be Served to Vehicles Parked
On a Public Street
Roofing Materials Supply
Seasonal Sales
Sheet Metal Shop
Sign Installation Contractor
Signs (Commercial), Manufacturing and/or Assembly
Stone Monument Works
Storage of Topsoil, Earth, Clay, Stone Extraction
Storage of Trucks & Gravel
Taxi Headquarters and Dispatch (May Include up to Three Handicapped Accessible Vehicles,
Maximum Capacity of 26 Passengers for Each Vehicle)

Tire Retreading & Recapping
Trade School
Transmission Shop, Sales, Installation
Truck and Bus Sales, New Only With Incidental Used Sales & Service
Truck Dealers, Over 1½ Ton, New or Used
Truck Dealers, 1½ Ton or Less, New Trucks Only With Incidental Used
Truck Dealers, 1½ Ton or Less, Used Trucks Only
Truck Rental
Truck Repair (2 Ton Rated Capacity or Greater)
Truck Storage
Vehicle Inspection (State Required Inspections Only)
Venetian Blind Manufacture
Warehouse or Inside Storage
Water Distillation
Welding Shop
Wholesale House

2. Accessory uses to the main use.

Section 3 **HEIGHT REGULATIONS:**

- A. **Maximum Height:** Maximum height shall be limited only by the residential proximity slope.
- B. **Residential Proximity Slope:** Buildings shall not exceed the residential proximity slope as defined in Article XIV-F. **EXCEPTION:** Structures listed in Article XIV-F, Section 8 may project through the slope to a height not to exceed the maximum structure height, or twelve (12) feet above the slope, whichever is less.

Section 4 **AREA REGULATIONS:**

A. **Size of Lot:**

1. **Minimum Lot Area:** Seven thousand (7,000) square feet.
2. **Minimum Lot Width:** Sixty feet (60').
3. **Minimum Lot Depth:** One hundred feet (100').

B. **Size of Yards:**

1. **Minimum Front Yard:** Twenty-five feet (25').
2. **Minimum Side Yard:** Fifteen feet (15'); twenty-five feet (25') if adjacent to a street; except where residential proximity slope applies.
3. **Minimum Rear Yard:** Twenty feet (20'); except where residential proximity slope applies.

C. **Maximum Lot Coverage:** Seventy percent (70%); including accessory buildings.

Section 5 **PARKING REGULATIONS:**

- A. As established by Article XIV-D, Off-Street Parking and Loading requirements.

Section 6 **SPECIAL REQUIREMENTS:**

- A. No permanent use of temporary buildings.
- B. For site plan requirements, see Article XIV-H.
- C. Recreational vehicles, travel trailers, or mobile homes may not be used for on-site dwelling or nonresidential purposes.
- D. All mechanical, heating and air conditioning equipment (roof top or ground mount) shall be screened from view at ground level from public streets and rights-of-way and from adjacent residential districts and Planned development Districts for residential uses. See Article XIV-G.
- E. Trash dumpsters shall be screened from public view. See Article XIV-G.
- F. Containerized storage, cargo storage, and/or trailer storage may be permitted as an accessory use to the main use, but in no case shall it be permitted as the main structure or use on the lot.
- G. Not more than fifty percent (50%) of the lot or tract is used for the outside storage of products, materials, or equipment. See Article XIV-G for additional screening requirements.
- H. Other Regulations: As established in the Development Standards, Article XIV-E through XIV-G.