

EXHIBIT 3F - I-2 HEAVY INDUSTRY ZONING REG

DIVISION 3. - I-2 HEAVY INDUSTRY DISTRICTS

Sec. 106-836. - Generally.

These districts are composed of land and structures used for heavy manufacturing and related activities or suitable for such uses. Located for convenient access from existing and future arterial thoroughfares and railway lines, these districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required. The district regulations are designed to permit the development of the district for almost any industrial uses, subject to the minimum regulations necessary for the mutual protection of the uses.

(Ord. No. 184, 1957, § IID.3., 1-14-58)

Sec. 106-837. - Permitted uses—Generally.

In the I-2 districts only, the uses listed in this division are permitted.

(Ord. No. 184, 1957, § IID.3.a., 1-14-58)

Sec. 106-838. - Same—Uses by right.

The uses listed below are permitted subject to the conditions specified:

All uses-by-right permitted in I-1, light industry districts, and:

Abrasives manufacture.

Acetylene gas manufacture and/or storage.

Air products manufacture.

Alcohol distillation and/or storage.

Ammonia, bleaching powder, and chlorine manufacture.

Art, sculpture, fountains, monuments, statues and/or other similar landscape features;
need not be enclosed within a structure, must be in compliance with requirements of
section 106-1181.

Asbestos products manufacture.

Asphalt products manufacture.

Automobile and truck body manufacture.

Automobile manufacture.

Boiler or tank works.

Brewery.

Caustic soda manufacture.

Celluloid manufacture.

Chemicals (heavy or industrial) manufacture and/or processing.

Concrete and concrete products manufacture; need not be enclosed within structure.

Cotton compress.

Cotton ginning and baling.

Diesel engine repair.

Dyestuff manufacture.

Electric power generating station.

Felt manufacture.

Fungicides manufacture.

Glass manufacture.

Grain drying or feed manufacture from refuse, mash, or grain.

Grain milling, storage and elevators.

Graphite manufacture.

Hair products manufacture or processing.

Incinerator.

Insulation manufacture or fabrication.

Linoleum manufacture.

Oils and fats (animal and vegetable) manufacture.

Paints, pigments, enamels, japans, lacquers, putty, varnishes, whiting, and wood filler, manufacture or fabrication.

Paper, pulp, cellulose, and rayon manufacture.

Plastics manufacture.

Potash works.

Railroad facilities; need not be enclosed within structure.

Recycling collection center.

Recycling service center.

Rock crusher; need not be enclosed within structure.

Sawmill or planing mill.

Sewage disposal plant.

Shoe polish or stove polish manufacture.

Soda and washing compound manufacture.

Stone cutting.

Sugars and starches manufacture.

Syrup manufacture.

Tar distillation or manufacture.

Tool manufacture.

Trailer manufacture.

Wood preserving by creosote or other impregnation treatment; need not be enclosed within structure.

(Ord. No. 184, 1957, § IID.3.a.(1), 1-14-58; Ord. No. 69, 1963, § 1, 4-23-63; Ord. No. 92, 1967, § I, 9-12-67; Ord. No. 58, 1974, § I, 4-26-74; Ord. No. 27, 1978, § I, 2-28-78; Ord. No. 191, 1978, § II, 7-25-78; Ord. No. 211, 1979, § I, 8-14-79; Ord. No. 237, 1979, § I, 9-25-79; Ord. No. 47, 1985, § I, 3-20-85; Ord. No. 161, 1988, § IV, 8-9-88; Ord. No. 162, 1993, 9-28-93; Ord. No. 165, 1993, 9-28-93; Ord. No. 178, 1994, 9-13-94; Ord. No. 69, 2007, 5-8-07)

Sec. 106-839. - Same—Uses requiring planning commission approval.

The uses listed below are permitted upon approval of the location subject to site plan approval by the executive director in accordance with section 106-52:

Borrow pit; shall meet criteria established in section 106-1128. (Public hearing optional; however, all property owners within 300 feet of the property containing a borrow pit site shall be notified following procedures used for public hearing notification.)

Correctional, detention or penal facilities (public hearing required before the metropolitan planning commission, and city council approval is also required when the proposed use is in the city).

Dwelling, one-family or mobile home.

Open air market; need not be enclosed within a structure.

Processing facility.

Temporary uses, including commercial, cultural, industrial, recreational, religious, seasonal or community service events of a duration or frequency of occurrence in excess of that permitted by right; upon showing of reasonable justification, the planning commission may waive or modify such district and/or supplemental regulations and/or specify additional requirements or restrictions as deemed appropriate. The planning commission may hold a public hearing and notify surrounding property owners.

Theater, outdoor, need not be enclosed within structure.

(Ord. No. 184, 1957, § IID.3.a.(2), 1-14-58; Ord. No. 58, 1974, § I, 4-26-74; Ord. No. 161, 1988, § V, 8-9-88; Ord. No. 37, 1989, § I, 3-28-89; Ord. No. 72, 1990, § II, 4-10-90; Ord. No. 217, 1990, 10-23-90; Ord. No. 37, 1991, 5-14-91; Ord. No. 61, 1991, 6-11-91; Ord. No. 58, 1993, 5-11-93; Ord. No. 121, 1993, 7-27-93; Ord. No. 165, 1993, 9-28-93; Ord. No. 123, 2006, 9-12-06; Ord. No. 69, 2007, 5-8-07; Ord. No. 51, 2016, 5-24-16)

Sec. 106-840. - Same—Special exception uses.

The uses listed below are declared to possess such characteristics of unique or special form that it shall be considered an individual case and shall be subject to approval of the board of appeals in accordance with the provisions of section 106-46 governing special exceptions:

Acid manufacture (hydrochloric, nitric, picric, sulphuric, sulphanous, carbolic).

Animal black, lampblack, or bone black manufacture.

Animal reduction.

Automotive vehicle storage; inoperative vehicles need not be enclosed within structure but must be enclosed within a fence not less than seven feet nor more than ten feet high and adequate to screen the area from public view; a chainlink or similar substantial fence will be permitted if screen planting adequate to obstruct view is provided.

Automotive vehicle wrecking, dismantling or salvage yard; need not be enclosed within structure but must be enclosed within a fence not less than seven feet nor more than ten feet high and adequate to screen the area from public view; a chainlink or similar substantial fence will be permitted if screen planting adequate to obstruct view is provided.

Bones, distillation.

Butane, and other liquefied petroleum gas products storage and sales.

Cement, lime, gypsum and plaster manufacture.

Clay and clay products manufacture; need not be enclosed within structure.

Explosives, fireworks and gunpowder manufacture and/or storage.

Fertilizers manufacture or processing.

Gambling or gaming establishment when operated as part of a truck stop that is in compliance with the Zoning Ordinance and other applicable codes.

Garbage dumping, need not be enclosed within structure.

Glue, size, or gelatin manufacture.

Indoor commercial amusements (including pool or billiard tables and arcades) as a primary use; or as an accessory use with four or more non-gaming machines or amusement devices on the premises.

Junkyard, including storage, baling or sale of rags, paper, iron, or junk; need not be enclosed within structure but must be enclosed with a fence not less than seven feet nor more than ten feet high and adequate to screen the area from public view; a chainlink or similar substantial fence will be permitted if screen planting adequate to obstruct view is provided.

Matches manufacture.

Meat slaughtering and/or packing.

Metal ingots, pigs, castings, sheets, or bars manufacture.

Outdoor amusement parks, water parks or similar facilities (may include batting cages, rental go-cart tracks, driving ranges, miniature golf courses, etc. and indoor arcade components).

Paintball center, firearms or archery training and practice range (including indoor facilities, outdoor facilities or facilities containing both indoor and outdoor components).

Petroleum and petroleum products, manufacture, processing or storage.

Racetracks, motocross, ATV courses and rodeos.

Rubber or gutta percha manufacture, processing or reclaiming.

Stockyards; need not be enclosed within structure.

Tannery, including curing of hides.

Tire recycling; need not be enclosed within a structure, must be in compliance with all applicable state and local codes and ordinances, screening requirements to be stipulated by the zoning board of appeals.

(Ord. No. 184, 1957, § IID.3.a.(3), 1-14-58; Ord. No. 64, 1980, § I, 3-25-80; Ord. No. 40, 1981, § I, 2-24-81; Ord. No. 35, 1983, § II, 2-23-83; Ord. No. 144, 1988, § II, 7-12-88; Ord. No. 52, 1990, § V, 3-13-90; Ord. No. 66, 1993, 4-27-93; Ord. No. 87, 1993, 5-25-93; Ord. No. 247, 1995, 1-9-96; Ord. No. 164, 1997, 12-9-97; Ord. No. 123, 2006, 9-12-06; Ord. No. 69, 2007, 5-8-07)

Sec. 106-840.1. - Same—Uses requiring planning director approval.

The uses listed below are permitted subject to planning director approval in accordance with the provisions of section 106-45:

Church, including parish house, community house and educational buildings.

Nursery, day care or kindergarten

Security trailer; must be in compliance with guidelines.

All uses listed as "uses by right" in the B-3, Community Business Districts and not otherwise listed as a use by right in section 106-838, as a use requiring planning commission approval in section 106-839 or as a special exception use in section 106-840.

(Ord. No. 58, 1993, 5-11-93; Ord. No. 179, 1994, 9-13-94; Ord. No. 153, 2000, 10-10-00; Ord. No. 69, 2007, 5-8-07)

Editor's note— Ord. No. 58, 1993, adopted May 11, 1993, amended the zoning ordinance, Ord. No. 184, 1957, by adding provisions as § IID.3.a.(4); such provisions have been included herein as § 106-840.1 at the discretion of the editor.

Sec. 106-841. - Building site area.

The minimum building site area shall be 10,000 square feet. Building coverage shall not exceed 50 percent of the building site area.

(Ord. No. 184, 1957, § IID.3.b., 1-14-58)

Sec. 106-842. - Building height limit.

Except as provided in article IX of this chapter, no structure shall be erected or altered to exceed 45 feet.

(Ord. No. 184, 1957, § IID.3.c., 1-14-58)

Sec. 106-843. - Required yards.

Except as provided in article IX of this chapter, the minimum dimensions of yards shall be:

Front yard: 15 feet.

(Ord. No. 184, 1957, § IID.3.d., 1-14-58)

Secs. 106-844—106-900. - Reserved.