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## **I-2: HEAVY INDUSTRIAL DISTRICT**

This district is intended to provide for general industrial uses which may create some nuisance and which are not properly associated with, nor compatible with residential, office, or commercial establishment. All uses in this district shall comply with any state or local regulations regarding noise, emissions, dust, odor, glare, vibration or heat when applicable.

### **9.01 Permitted Uses**

<b>Permitted Use</b>	<b>Applicable Standards</b>
<b>Wholesale trade</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>General manufacturing other than those listed below</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Farm store or feed store</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Contractor's shop/storage yard</b>	10.02, 10.04, 10.05, 10.06, 10.12 Subject to screening of all outdoor storage from view.
<b>Public utility facility</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Frozen food locker</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Wireless communication facility on existing support structure</b>	10.02, 10.04, 10.05, 10.06, 10.12
<b>Electrical substation</b>	10.02, 10.04, 10.12 An opaque screen, six feet in height, shall be located as far back as all setback lines.
<b>Retail</b>	10.02, 10.04, 10.05, 10.06, 10.12 Being an accessory use when in conjunction with a primary use of wholesaling or manufacturing.
<b>A warehouse or mini-warehouse</b>	10.02, 10.04, 10.05, 10.06, 10.12

<b>Permitted Use</b>	<b>Applicable Standards</b>
<b>Bus and truck wash</b>	10.02, 10.04, 10.05, 10.06, 10.12 All water from the truck or bus wash being contained on the site.
<b>Truck repair, sales and service</b>	10.02, 10.04, 10.05, 10.06, 10.12 No unscreened outdoor storage of parts.
<b>Fruit and vegetable canning and processing</b>	10.02, 10.04, 10.05, 10.06, 10.12 Traffic to and from the facility will not travel on residential streets and the odor will not impact residential neighborhoods.
<b>Refining</b>	10.02, 10.04, 10.05, 10.06, 10.12 Traffic to and from the facility will not travel on residential streets.
<b>Motor vehicle repair shop</b>	10.02, 10.04, 10.05, 10.06, 10.12 An adequate number of parking spots to store the cars and screen parts and materials from view.
<b>Accessory structure (i.e. garage, shed)</b>	10.02, 10.03 <i>(see definition)</i>
<b>Airport</b>	10.02, 10.04, 10.05, 10.06, 10.12 Traffic to and from the airport will not travel on residential streets.

## 9.02 Conditional Uses

<b>Conditional Use</b>	<b>Applicable Standards</b>
<b>Bus/truck terminal</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01
<b>Telecommunications tower</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01
<b>Off-premise signs</b>	10.02, 10.07, 17.01
<b>Recycling collection facility</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Subject to any outdoor storage of recyclable materials must be within an opaque screened area at least six feet in height.

Conditional Use	Applicable Standards
<b>Manufacture of: acid, alcohol, ammonia, asphalt, bleach, cement, chlorine, dyestuffs, explosives, fertilizer, glue, gypsum, lime, oils, paint, plaster of paris, shellac, sizing, turpentine or yeast</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Traffic to and from the facility will not travel on residential streets and the odor will not impact residential neighborhoods.
<b>Stockyards/slaughtering of animals</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Subject to traffic to and from the facility will not travel on residential streets and the odor will not impact residential neighborhoods.
<b>Rendering</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Traffic to and from the facility will not travel on residential streets.
<b>Distillation of products</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Traffic to and from the facility will not travel on residential streets and the odor will not impact residential neighborhoods.
<b>Paper manufacturing Smelting Boilerworks</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Traffic to and from the facility will not travel on residential streets.
<b>Tank farm; petroleum products terminal</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Compliance with the City's fire and health code and traffic to and from the facility will not travel on residential streets and the odor will not impact residential neighborhoods.
<b>Grain terminal; grain processing</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Traffic to and from the facility will not travel on residential streets and the odor will not impact residential neighborhoods.
<b>Salvage yard</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Subject to being sited off the main thoroughfares of the City.
<b>Manufacture and storage of electric transformers</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Chemicals associated with the transformers will be contained in an acceptable manner.
<b>Quarry</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01

Conditional Use	Applicable Standards
<b>Automobile storage yard</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Screening of the storage yard with fence, berm, vegetation or placement on the lot.
<b>Recycling processing facility</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Any outdoor storage of recyclable materials must be within an opaque screened area at least six feet in height and all processing operations must be fully enclosed.
<b>Broadcast tower</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Subject to being located at least 300 feet from a residential district.
<b>Solid waste transfer facility</b>	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Screening of the storage area with fence, berm, vegetation or placement on the lot.

### 9.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 10.04).

	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
<b>All Uses</b>	NA	NA	25 feet see #4	7 feet see #2, #4	30 feet see #3	45 feet see #1

#### Exceptions

- #1 A conditional use permit will be required for any structure having a maximum height exceeding 45 feet. (See 17.01)
- #2 A side yard of 20 feet shall be required where a lot is adjacent to or abuts a residential district.
- #3 A rear yard of 35 feet shall be required where a lot is adjacent to or abuts a residential district.
- #4 There shall be a required front yard on each street side of a double frontage lot. There shall be a required front yard on each street side of a corner lot.
- #5 See also Adjustment to Yard Regulations (Chapter 11) for other specific exceptions.