

SECTION 2.2.012 - HEAVY INDUSTRIAL (I-2)

- A. **PURPOSE:** The purpose of this zone is to provide for areas where large areas of land are needed for the fabrication, processing, and movements of raw materials and where the potential impacts of noise, odor, vibration, glare, and/or heat are least likely to affect adjacent land uses. The Heavy Industrial Zone is intended to implement the Comprehensive Plan designation of a Heavy Industrial land use.
- B. **PERMITTED USES:**
1. Accessory Structures – Caretaker’s Residences, Garages, Sheds for Storage of Lawn Equipment or Wood, and Signs
 2. Agricultural Supplies and Services – Feed and Grain Stores, Crop Dusting or Tree Service Firms
 3. Automotive and Equipment: Automotive Wrecking Yard
 4. Automotive and Equipment: Fleet Storage – Taxi Fleets, Mobile Catering Truck Storage or Auto Storage Garages
 5. Automotive and Equipment: Repairs, Heavy Equipment – Truck Transmission Shops, Body Shops or Motor Freight Maintenance Groups
 6. Automotive and Equipment: Sales/Rentals, Heavy Equipment – Aircraft Dealers, Boat Dealers, or Heavy Construction Equipment Dealers
 7. Automotive and Equipment: Storage, Non-Operating Vehicles - Storage of Private Parking Tow-Aways or Impoundment Yards
 8. Extensive Impact Services and Utilities - Limited to Fire Stations, Wells, Communication Structures, and Utility Substations
 9. General Industrial – Manufacturing, Compounding, Processing, Assembling, Packaging, Treatment or Fabrication of Materials and Property, Cabinet Shops, Textiles and Metal Fabrication
 10. Heavy Industrial – Processing of Raw Materials and Tannery
 11. Off-Premise Advertising Sign
 12. Recycling Centers
 13. Scrap Operations – Junk Yards, Paper Salvage Yards, Auto Salvage Yards or Appliance Salvage Yards
 14. Solid Waste Transfer Facility
 15. Wholesaling, Storage and Distribution: Heavy – Monument or Stone Yards, Grain Elevators, Open Storage Yards or Petroleum Storage Facilities
 16. Wholesaling, Storage and Distribution: Light – Limited to Wholesale Distributors and Wholesale Buying Operations
 17. Wholesaling, Storage and Distribution: Storage – Limited to Storage in Association with an Authorized Manufacturing Operation.
- C. **CONDITIONAL USES:**
1. Animal Sales and Services: Kennels –Animal Shelters
 2. Animal Sales and Services: Livestock Sale Yard
 3. Automotive and Equipment: Sales/Rentals, Farm Equipment – Farm Equipment Dealers
 4. Communications Services – Television Studios, Radio Stations and Telecommunication Service Centers
 5. Extensive Impact Services and Utilities – Limited to Sanitary Landfills, Heliports, Helistops, Detention and Correctional Institutions, Public Safety Buildings, Parks, Wireless Communication Facilities, and Electrical Generation Facilities, Excluding Fire Stations, Communication Structures and Utility Substations

6. Public Research Area – Governmental, Educational, Public or Non-Profit Operated Buildings or Land Dedicated to Pure or Applied Scientific Discovery in Fields of Agriculture, Wildlife Management, Forestry, Geology, Archaeology, Ecology, Astronomy
7. Marijuana Facilities – Marijuana Processing, Marijuana Producer, Marijuana Testing, and Marijuana Wholesalers (See Article 3.21)
8. Research Services – Electronics Research Laboratories, Space Research and Development Firms, Soil and Material Testing Labs, or Pharmaceutical Research Labs

D. PROPERTY DEVELOPMENT STANDARDS:

1. Minimum Lot Area - No Minimum Lot Size, unless specified in the Goal 9 Policies of the Comprehensive Plan.
2. Master Plan - For lots with existing areas of two and one half (2½) acres or more, an approved Master Plan shall govern proposed uses, development patterns, and parcel sizes, along with subdivision, partitions and lot line adjustments. The Master Plan shall be used to maximize the long-term potential for commercial and industrial employment in accordance with Goal 9 of the Comprehensive Plan, and shall provide for the maximum use of the lots reasonably feasible consistent with all other applicable requirements of law. The approved Master Plan shall be filed with the County Clerk and all development proposed shall comply with the approved Master Plan, unless a new Master Plan is approved by the City.
3. Lot Size and Shape - See Chapter 5, Article 5.2.
4. Building Setbacks and Yards - See Chapter 5, Article 5.3.
5. Distance Between Buildings - See Chapter 5, Article 5.3.
6. Building Heights - See Chapter 5, Article 5.4.
7. Fences, Hedges and Walls - See Chapter 5, Article 5.5.
8. Landscaping - See Chapter 5, Article 5.6.
9. Parking and Loading - See Chapter 5, Article 5.7.
10. Signs - See Chapter 5, Article 5.8.
11. Vehicular Access and Circulation - See Chapter 6, Article 6.2.
12. New Business Permit – See Chapter 8, Article 8.2.
13. Temporary Use - See Chapter 8, Article 8.3.