

SECTION 26
"I-2" HEAVY INDUSTRIAL DISTRICT

General Purpose and Description: The I-2 District is established to accommodate most industrial uses and protect such areas from the intrusion of certain incompatible uses which might impede the development and use of lands for industrial purposes.

26.1 Use Regulations: Uses permitted in the I-2 District are subject to the following conditions:

1. All business, servicing, or processing, except for off-street parking, off-street loading, display or merchandise for sale to the public, and establishments of the "drive-in" type, shall be conducted within completely enclosed buildings unless otherwise indicated.
2. All storage within one hundred feet (100) of a residential district, except for motor vehicles in operable condition, shall be within completely enclosed buildings or effectively, screened with screening not less than six feet (6) nor more than eight feet (8) in height, provided no storage located within fifty feet (50) of such screening shall exceed the maximum height of such screening.

Uses Permitted:

The following uses shall be permitted:

1. Automobile, airplane and other similar assembling;
2. Boat-building of small craft and other similar assembling;
3. Bottling or distribution plants, milk or soft drinks;
4. Cartage establishments;
5. Concrete products casting, mixing and products manufacture;
6. Cosmetics and toiletries, drugs, perfumes, and perfumed soaps, and pharmaceutical products (manufacturing of);
7. Electrical appliances, such as lighting fixtures, irons, fans, and toasters (manufacturing of);
8. Electrical equipment assembly, such as home radio and television receivers and home-movie equipment, but not including electrical machinery;
9. Electrical supplies manufacturing and assembly, such as wire and cable assembly, switches, lamps, insulation and dry-cell batteries;
10. Electronic instruments (manufacturing of);
11. Feed mixing and grinding plants;
12. Foundry or metal fabrication;
13. Furniture refinishing using a manufacturing or chemical dipping process;
14. Insecticide and pesticide products, packaging only;
15. Meat product processing;

16. Medical, dental, and optical supplies (manufacturing of);
17. Metal finishing, plating, grinding, sharpening, polishing, cleaning, rust proofing, and heat treatment;
18. Monument works;
19. Motor freight terminal;
20. Photo finishing associated with a manufacturing process;
21. Railroad freight terminals, railroad switching and classification yards, repair shops, and roundhouses;
22. Shell egg business, candling, cartonings and distributing;
23. Silverware, plate and sterling (manufacturing of);
24. Tire manufacture;
25. Gas regulator stations, mixing stations and gate stations;
26. All other facilities for the manufacturing, fabrication, processing or assembly of products, provided that such facilities are not detrimental to the public health, safety or general welfare, and further provided that the following performance standards and city ordinances are met:
 - a. Smoke: No operation shall be conducted unless it conforms to the standards established by any applicable state and federal health rules and regulations pertaining to smoke emission;
 - b. Particulate Matter: No operation shall be conducted unless it conforms to the standards established by applicable state and federal health rules and regulations pertaining to emission of particulate matter;
 - c. Dust, Odor, Gas, Fumes, Glare or Vibration: No emission of these matters shall result in a concentration at or beyond the property line which is detrimental to the public health, safety or general welfare or which causes injury or damage to property; said emissions shall in all cases conform to the standards established by applicable state and federal health rules and regulations pertaining to said emissions;
 - d. Radiation Hazards and Electrical Disturbances: No operation shall be conducted unless it conforms to the standards established by applicable state and federal health rules and regulations pertaining to radiation control;
 - e. Noise: No operation shall be conducted in a manner so that any noise produced is objectionable due to intermittence, beat frequency or shrillness. Sound levels of noise at the property line shall not exceed 75 DB (A) permitted for a maximum of fifteen (15) minutes in any one (1) hour, said operation shall in all cases conform to the standards established by applicable state and federal health rules and regulations and to other city ordinances pertaining to noise; and
 - f. Water Pollution: No water pollution shall be emitted by the manufacturing or other processing. In a

case in which potential hazards exist, it shall be necessary to install safeguards acceptable to the appropriate State and national health and environmental protection agencies prior to issuance of a certificate of occupancy.

The applicant shall have the burden of establishing that said safeguards are acceptable to said agency or agencies.

27. Other uses as listed in [Section 30](#) of this ordinance.

The following specific uses shall be permitted in the 1-2 District when granted in accordance with [Section 31](#):

1. Uses as listed in [Section 30](#) of this ordinance.
2. Other manufacturing and industrial uses which do not meet the general definition for manufacturing processes permitted by the City Council after public hearing and review of the particular operational characteristics of each such use, and other pertinent data affecting the community's general welfare. Approval of uses under this subsection shall be made in accordance with [Section 31](#).

26.2 Height Maximum height one hundred (100) feet.

26.3 Area Regulations:

1. Size of Yards:

- a. Front Yard: There shall be a front yard having a required depth of twenty (20) feet.
- b. Side Yard: There shall be a side yard on each side of the lot having a width of not less than ten (10) feet. The minimum side yard depth on a corner lot adjacent to a street shall be twenty (20) feet. When the industrial district is adjacent to any residential district, a minimum side yard of twenty (20) feet shall be observed and a six (6) foot solid masonry or wood wall shall be constructed adjacent to the residential district's property line.
- c. Rear Yards: There shall be a rear yard having a required depth of not less than twenty (20) feet, unless adjacent to a residential district, in which case a fifty (50) foot rear setback shall be observed.

2. Size of Lot:

- a. Minimum Lot Area: None.
- b. Minimum Lot Width: None.
- c. Minimum Lot Depth: None.

3. Lot Coverage: In no case shall more than fifty (50%) percent of the lot area be covered by the aggregate area of all buildings constructed on the lot.

26.4 Parking Regulations: Required off-street parking shall be provided in accordance with the specific uses set forth in [Section 32](#).