

§ 151.068 (I-2) HEAVY INDUSTRY DISTRICT.

(A) *Statement of intent.* This district is intended to preserve areas for industrial uses, such as manufacturing, which by their nature are most appropriately located as neighbors of other industrial uses.

(B) *Permitted uses.* The following uses are allowed with a duly authorized permit from the Zoning Administrator:

(1) Any uses listed in an I-1 District;

(2) Heavy equipment contractors that require outside storage of equipment and construction materials;

(3) Manufacturing and similar type of industrial operations consistent with the purposes of this district that has no adverse environmental impacts, e.g. noise, odor, and the like;

(4) Grain elevators, feed mixing plants, and other agricultural manufacturing plants;
and

(5) Accessory uses clearly incidental to the principle use.

(C) *Conditional uses.* The following uses may be permitted with the approval of a conditional use permit by the City Council following the procedures outlined in §§ 151.240 of this chapter.

(1) Wrecking and salvage yards when completely enclosed within a solid fence;

(2) Manufacturing of cement, cement products, and concrete;

(3) Stockpiling of sand, gravel, or fill dirt;

(4) Manufacture or distillation of grain, wood, or vegetable matter;

(5) Any industrial use not specifically listed as a permitted use in this district, and which by its nature has a minimum impact of noise, dirt, soot, offensive odors or unsanitary conditions which could be observed from beyond the specific industrial districts; and

(6) Day care facilities.

<i>Yard Requirements for I-2 District</i>	
	<i>All Uses</i>
Lot area minimum	1 acre
Lot width minimum feet	150 feet
Maximum lot coverage	85%
Front yard minimum	35 feet
Side yard minimum	15 feet
Rear yard minimum/alley	30 feet/0 feet