

ARTICLE C. I-3 HEAVY INDUSTRIAL ZONE

10-8C-1: OBJECTIVES AND CHARACTERISTICS OF ZONE:

The I-3 heavy industrial zone has been established for the primary purpose of providing a location where manufacturing, processing, warehousing, and fabrication of goods and materials can be conducted most appropriately and with minimum conflict or deleterious effects upon surrounding properties. The objective of this zone is to provide a zone solely for heavy industry. This zone is characterized by a mixture of heavy industrial, manufacturing and processing establishments that are attractive to crime, noisy and/or malodorous, heavier in traffic and airborne contaminants than other industry. In order to accomplish the objectives and purposes of this title, and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the I-3 heavy industrial zone. (Ord. 2005-02, 4-12-2005)

10-8C-2: PERMITTED AND CONDITIONAL USES:

The following buildings, structures and uses of land shall be permitted in the I-3 heavy industrial zone upon compliance with requirements set forth in this title:

All permitted uses described in article A, "I-1 Light Industrial Zone" and article B, "I-2 Medium Industrial Zone", of this chapter.

Oil and gas storage facilities and plants; oil and gas wells.

Sexually oriented business.

State permitted waste dumps and landfills.

Other heavy industry subject to approval of the city council after receiving recommendations from the planning commission.

Other uses ruled by the planning commission to be similar to uses specifically permitted in the zone, and which will harmonize with the objectives and characteristics of the I-3 heavy industrial zone.

Such other uses not permitted herein; provided that a conditional use permit has been granted pursuant to chapter 13 of this title. Such conditional use permits are not transferable from one site to another. (Ord. 2005-02, 4-12-2005)

10-8C-3: AREA REQUIREMENTS:

There shall be no area requirements except that an area sufficient to accommodate setbacks, off street parking, loading and unloading, and vehicular access shall be provided and maintained. (Ord. 2005-02, 4-12-2005)

10-8C-4: WIDTH REQUIREMENTS:

No requirements. (Ord. 2005-02, 4-12-2005)

10-8C-5: LOCATION REQUIREMENTS:

All buildings shall be set back at least sixty five feet (65') from the center of any public road or thirty feet (30') from the easement line, whichever is the greater distance, except that all buildings situated adjacent to a state or federally designated highway (except nonaccess highways) shall be set back at least fifty feet (50') from the right of way line. All buildings shall be set back a minimum of thirty feet (30') from all property lines. (Ord. 2005-02, 4-12-2005)

10-8C-6: HEIGHT AND SIZE REQUIREMENTS:

No requirements. (Ord. 2005-02, 4-12-2005)

10-8C-7: SPECIAL PROVISIONS:

All buildings made of combustible material shall be located at least twenty feet (20') apart. (Ord. 2005-02, 4-12-2005)

10-8C-8: SUPPLEMENTARY REGULATIONS:

See supplementary requirements and procedures applicable within zones, chapter 12 of this title. (Ord. 2005-02, 4-12-2005)

