

ARTICLE 13.00
I-2 HEAVY INDUSTRIAL USE ZONE

13.01 PURPOSE

The Heavy Industrial Zone is intended to provide for new or continued industrial development utilizing large amounts of labor, raw materials or energy, and possibly creating smoke, odor, vibration, noise, or other conditions not attracted to urban areas. Items manufactured, processed or produced in this zone shall be primarily for wholesale.

13.02 PERMITTED USES

The following uses are permitted outright in an I-2 Zone.

1. All uses involving manufacturing, processing or storage of materials except as may be declared a nuisance by action of the County Court.
2. Freight terminal warehouse.
3. Wholesale operation.
4. Animal hospital.
5. Storage facilities.
6. Lumber milling and wood processing.
7. Stockyard, feedlot or slaughter house.
8. Petroleum storage and distribution.
9. Farm use.

13.03 CONDITIONAL USE

The following uses may be established in an I-2 Zone as conditional uses subject to Planning Commission approval.

1. Eating and drinking establishment.
2. Governmental use or activity.
3. Airport and heliport.
4. Manufacturing and/or storage of explosives and chemicals.
5. Junkyards.
6. Waste disposal site.

7. Aggregate and mineral exploration and processing.
8. Concrete batching plant.
9. Asphalt plant.
10. Outdoor amusement or recreational use including, but not limited to, golf course, race track, rodeo arena or amusement park.
11. Radio or television transmitter or tower
12. Utility facilities necessary for public service including, but not limited to, substations, power generating facilities for public and private use, and/or other related structural uses.
13. Boarding of dogs for profit.
14. Other uses per criteria in Section 21.06 2.

13.04 PROHIBITED USES

Those uses prohibited in the I-2 Zone are all types of residential dwellings and those uses declared a nuisance or uses which would inhibit I-2 uses.

13.05 DIMENSIONAL STANDARDS

Standards in the I-2 Zone shall be the same as in the I-1 Zone.

13.06 DEVELOPMENT STANDARDS

Standards in the I-2 Zone shall be the same as in the I-1 Zone.