

**SEC. 427.1 - I-2, HEAVY INDUSTRIAL DISTRICT**

(Ord. No. O-0405-60 – September 27, 2005; O-1112-33 – May 24, 2012; O-1213-17 – November 27, 2012)

1. Uses permitted. Property and buildings in an I-2, Heavy Industrial District, may be used for any use except as qualified below:

- (a) All residential uses are prohibited except sleeping facilities required by night watchmen and caretakers employed upon the premises.
- (b) All uses not complying with this ordinance, or any other county, state or federal regulation or law, are prohibited.
- (c) All of the following uses are prohibited until they have received the express approval of the City Planning Commission. The Planning Commission may require approval of the County Health Department, the County Engineer, the State Fire Marshal and other State and County regulating agencies and may attach to the approval specific restrictions designed to protect the public welfare.
  - (1) Acid manufacture.
  - (2) Cement, lime, gypsum or plaster of paris manufacture.
  - (3) Explosives manufacture or wholesale storage.
  - (4) Gas manufacture.
  - (5) Petroleum or its products, refining of.
  - (6) Wholesale storage of gasoline, or liquefied petroleum products.
- (d) All of the following uses are specifically prohibited in the I-2, Heavy Industrial District, to wit:
  - (1) Automobile or equipment salvage or junk yard.
  - (2) Building material salvage yard.
  - (3) Junk or salvage yard of any kind.
  - (4) Scrap metal storage yard.
  - (5) Used building materials storage yard, and
  - (6) Any other operation which in the opinion of the Planning Commission is similar in operation or appearance to the uses listed in Sub-section (d)(1) through (5) above.
- (e) The uses listed under Sub-section (d) above are permitted in the I-2, Heavy Industrial District, when conducted in strict compliance with the following regulations and conditions:
  - (1) All such uses shall be completely enclosed by an eight (8) foot high solid fence of redwood, fiberglass, plastic, aluminum, or masonry, provided, however, that a gate for ingress and egress shall be permitted; further provided that the height of the fence may be reduced to six (6) feet when the use is conducted at an elevation two (2) feet or more above the crown of the adjacent roadway; and further provided that a steel mesh fence may be substituted for a solid fence on the rear of the use and up to the rear three-fourths (3/4) of the side of the use when the use abuts either an I-2 or an A-2 zone and the portion may not be seen from a public street or road which shall be determined by the Building Inspector.
  - (2) Said fence shall be set back ninety (90) feet from any highway, section line road, or arterial street or road; provided, however, that when said road is served by a frontage road or adequate right-of-way has been acquired by the public to provide for a frontage road the setback may be reduced to forty (40) feet; provided further that no temporary or permanent building shall be erected within the ninety (90) foot setback, when required, or the forty (40) foot setback in all other cases.

- (3) Off-street parking for customers' and employees' cars must be provided on the lot; provided, however, that when a ninety (90) foot setback is required, no parking shall be permitted in the first fifty (50) feet adjacent to the street, highway or road; provided further that any area designated or used for parking outside the fenced area shall be surfaced to specifications provided by the City Engineer.
- (4) When a setback of the fence is required, the forty (40) feet adjacent to the fence shall be landscaped, paved, or maintained in a good appearance by other means.
- (5) The burning of wrecked or discarded automobiles or any parts thereof or junk or any waste materials shall be prohibited.
- (6) Whenever a required fence is adjacent to a residential or commercial zone it shall be set back twenty-five (25) feet.
- (7) No junk, parts, disabled automobiles, or salvage material of any kind shall be stored outside or above the fence.
- (8) No advertising, display, or used or salvage materials of any kind shall be displayed outside or above the fence except that one sign which complies with the requirements of Chapter 18 may be erected. (O-1112-33)

In no case shall any provisions of this ordinance be interpreted to permit the use of discarded, disabled, or wrecked automobiles, trucks, equipment, appliances, or parts to be used for advertising or identification purposes.

- (9) Whenever an owner or representative of a non-conforming use under this section applies for and is granted I-2, Heavy Industrial District zoning, he shall have a period not to exceed three (3) months to bring the use into complete conformity with the provisions of this section.
- (f) Crematorium is a permitted use subject to all the following conditions and requirements:
  - (1) Crematoriums shall meet the setback requirements of the underlying zoning district, except that they will be located a minimum of 400 feet from any RE, R-1, R-2, and R-3 zoning districts and 100 feet from all other zoning districts measured from the closest point of the building to the nearest residential district.
  - (2) Facilities shall meet all applicable state and federal requirements for incineration equipment and shall be licensed at all times.
  - (3) All storage shall be inside.
  - (4) Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
  - (5) Crematoriums shall have direct vehicle access to an arterial street. (O-1213-17)

2. Height regulations. Where a lot adjoins a dwelling district the building shall not exceed three (3) stories or forty-five (45) feet, unless it is set back one (1) foot from all yard lines for each foot of additional height above forty-five (45) feet.

### 3. Area regulations.

- (a) Front Yard: Within all plats filed after November 7, 2005, a twenty-five (25) foot front building setback line shall be established. . Across the entire front of all new lots (and the street side of any corner lot) a minimum ten (10) foot landscape strip shall be installed, which may not be encroached upon by parking or outdoor storage. One eight (8) foot tall shade (canopy) tree per each twenty (20) feet of lot frontage and one (1) three (3)-gallon shrub per five (5) feet of building frontage shall be installed within this landscape strip. Clustering of these required plantings may be allowed, if approved by the City Forester or his designee. Such planting should be covered by the three (3) year maintenance bond required when new landscaping is installed with the parking lot on the same tract. All species are to be approved by the City Forester. Signs may be installed in any required landscape area. (O-0506-60)

- (b) Side Yard:
  - (1) For uses other than dwelling, no side yard shall be required except on the side of a lot adjoining a residential zoning district in which case there shall be a side yard of not less than five (5) feet.
  - (2) Street side corner setback shall be fifteen (15) feet. (O-0405-60)
- (c) Rear Yard: Whenever the rear yard adjoins a residential zoning district, the minimum building setback for principal and accessory buildings shall be thirty (30) feet. (O-0405-60)
- (d) The location and setback of all required fences shall be governed by Section 427.1.1(e) above. (Ord. 884, Art. II, § 8; O-1041, § 2; O-1366, §§ 1 and 2)