

## CHAPTER XI. "I-3" HEAVY INDUSTRIAL DISTRICT

### ARTICLE 1. General Provisions

---

#### ARTICLE 1. GENERAL PROVISIONS

- 11-101. APPLICATION. The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations for the "I-3" Heavy Industrial District. The purpose of this District is to provide for industrial operations of all types.
- 11-102. USE REGULATIONS. In District "I-3", no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, relocated, or altered except for one or more of the following uses:
1. Any use permitted in "I-2" Medium Industrial District. No residential use is allowed.
  2. Premises and buildings in this district may be used for any industrial use except for those uses enumerated below, which require a Special Use Permit. Industrial uses requiring a Special Use Permit:  
  
Animal slaughtering and whole carcass processing; Disposal of dead animals, offal reduction and rendering; Auto tow lots and salvage yards; Outdoor advertising signs; Hazardous waste disposal and storage; Manufacturing or storage of industrial chemicals, pesticides, agricultural chemicals, paints and industrial coatings, plastics, synthetic resins, cement, explosives, and other operations with similar environmental effects; Petroleum refining; Paper pulp and paper manufacturing; and Tanning and leather processing.
- 11-103. PERFORMANCE STANDARDS. The Performance Standards for permitted uses are contained in Chapter 13 of these Regulations.
- 11-104. PARKING REGULATIONS. The Parking Regulations for permitted uses are contained in Chapter 14 of these Regulations.
- 11-105. OFF-STREET LOADING REGULATIONS. The Off-Street Loading Regulations for permitted uses are contained in Chapter 15 of these Regulations.
- 11-106. SIGN REGULATIONS. The Sign Regulations are contained in Chapter 16 of these Regulations.
- 11-107. HEIGHT, AREA, AND BULK REGULATIONS. In the "I-3" Heavy Industrial District the minimum dimensions of lots and yards and the minimum lot area permitted on any lot shall be as follows:

1. HEIGHT. Buildings or structures shall not exceed 50 feet and/or 3 stories in height.
2. FRONT YARD. No front yard is required.
3. SIDE YARD. No side yard is required.
4. REAR YARD. No rear yard is required.
5. LOT DIMENSIONS. The minimum width of a lot shall be 115 feet. The minimum depth of a lot shall be 125 feet.
6. LOT AREA PER NEIGHBORHOOD BUSINESS. Every heavy industrial business hereafter erected, constructed, reconstructed, moved, or altered shall provide a minimum lot area of 14,375 square feet.

The Area and Bulk Regulations are also set forth in the chart found in Chapter 17. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

11-108. SUPPLEMENTARY HEIGHT, AREA, AND BULK REGULATIONS. The Supplementary Height, Area, and Bulk Regulations are contained in Chapter 18 of these Regulations.

11-109. SUPPLEMENTARY USE REGULATIONS. The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Chapter 19 of these Regulations.