

## **ARTICLE XXII**

### **HEAVY INDUSTRIAL DISTRICT (I-2)**

#### **SECTION 2200 - PURPOSE OF THIS DISTRICT**

The purpose of this district is to provide areas for the exclusive development of industrial uses that generally have extensive space requirements and/or in which all or part of the activities (other than temporary storage) associated with the use are conducted outdoors (outside of buildings). These activities often generate noise, odors, smoke or vibrations detectable to human senses off the premises on which the use is located.

It is the intent of this Ordinance that such “heavy” industrial districts be located insofar as possible adjacent only to C-3 Highway Commercial or Limited Industrial (I-1) districts, which shall serve as transitional zones between I-2 districts and residential uses and lower intensity commercial uses. Heavy industrial uses shall be located only in areas directly accessible to streets, roads, or highways designated as principal or minor arterials on the adopted Thoroughfares Plan of the Lamar County or accessible to railroads.

#### **SECTION 2201 - LAND USES PERMITTED**

The land uses permitted in I-2 districts may include those located outside of buildings as well as those within buildings, subject to the regulations of this Ordinance and standards established by appropriate Federal and State regulatory agencies. The following uses are permitted outright:

- A. Any use permitted in General Commercial (C-2), Highway Commercial (C-3), and Limited Industrial (I-1) districts, SUBJECT TO THE REGULATIONS OF THOSE DISTRICTS.
- B. Heavy manufacturing uses WHICH ARE NOT POTENTIALLY HAZARDOUS OR OFFENSIVE TO NEIGHBORING LAND USES due to the emission of dust, gas, smoke, noise, fumes, odors, vibrations, or other objectionable influences shall be permitted by right in I-2 districts, EXCEPT THAT MANUFACTURING USES OF THE “WET” TYPE (i.e., those industries which require large amounts of water in processing or discharge large amounts of by-products through the sewer system) SHALL BE PERMITTED ONLY AS CONDITIONAL USES.
- C. High-mast transmission and receiving towers.
- D. Wireless communications facilities.

- E. Public roads and highways (excluding Federal Interstate highways, which are regulated as special uses in SU districts.)
- F. Railroads or railroad facilities existing at the effective date of this Ordinance.

**SECTION 2202 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2805**

- A. Primary metal manufacturing, including: blast furnaces, steel works, and the rolling and finishing of ferrous metals; iron and steel foundries; primary smelting and refining of non-ferrous metals; and similar activities.
- B. Any manufacturing activity requiring large amounts of water for processing or discharging large amounts of waste or by-products into the sewer system.
- C. Mining and quarrying (including sand and gravel pits). When “open-pit” mining operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide the Lamar County Board of Supervisors with written proof of same. In accordance with the adopted Land Use Plan land use classification system, “—submission of a reclamation plan to the Board of Supervisors shall required prior to approval of any future extractive industry site.”
- D. Salvage yards (junk yards) and vehicle wrecking yards.
- E. Public and quasi-public facilities and utilities may be allowed in this district in compliance with Section 402 of this Ordinance and subject to any limitations and restrictions deemed necessary by the Board of Supervisors.
- F. Any other use of a heavy industrial nature which is not prohibited under Section 406.04 of this Ordinance or otherwise prohibited by law may be allowed in I-2 districts, subject to any limitations and restrictions deemed necessary by the Board of Supervisors.
- G. Proposed new railroads or railroad facilities NOT existing at the effective date of this Ordinance.

**SECTION 2203 - DIMENSIONAL REQUIREMENTS**

- 2203.01 Maximum Building Height: No structure shall exceed seventy (70) feet or three stories in height.

2203.02 Minimum Lot Area: One (1) acre or 43,560 square feet.

2203.03 Minimum Lot Width: 200 feet.

2203.04 Minimum Yards:

- (a) Front yard: 100 feet. The first ten (10) feet inside this front yard setback (adjacent to the street right-of-way line) shall remain open except for entrance/exit driveways and shall be landscaped in accordance with Section 404 of this Ordinance or left in native vegetation; no parking shall be permitted in these driveways.
- (b) Side yards and rear yards where NOT abutting a residential district or residential use: 20 feet; the first five (5) feet inside this side or rear yard setback (adjacent to the property line) shall be landscaped or left in native vegetation.
- (c) Side yards and rear yards where abutting ANY residential district or residential use: 100 feet, which shall remain open and be landscaped or left in native vegetation.