

ARTICLE 12 - "I" - GENERAL INDUSTRIAL DISTRICTS

12.1 PURPOSE - The "I" General Industrial District is to permit the normal operation of a heavy industrial nature and should only be located with direct access to highways and other needed transportation facilities and utilities and have at least six hundred sixty (660) feet separation distance between any ag dwelling, residential class or district.

12.2 PERMITTED USES - Any heavy manufacturing or industrial use, process, treatment, or storage, and similar uses including, but not limited to:

12.2.1 Chemical manufacturing or processing.

12.2.2 Petroleum refining, processing, or storage.

12.2.3 Cement, hydrated lime, gypsum, and other similar materials.

12.2.4 Explosive manufacturing and storage.

12.2.5 Agricultural processing plants including, but not limited to: fat rendering, fertilizer or glue manufacture, slaughter houses, meat-packing and processing plants, stockyards, grain elevators and/or feed mills, starch manufacture, offal or dead animal reduction, or distillation of bones.

12.2.6 Concrete mixing, concrete products manufacture.

12.2.7 Asphalt plants

12.2.8 Warehouses

12.2.9 Drink bottling or distribution stations

12.3 All facilities required for the discharge, collection, and treatment of liquid, solid, or gaseous waste shall be designed, constructed, and operated in accordance with all state and federal statutes and regulations.

12.4 SIGNS .

12.4.1 Real estate signs of a temporary nature, not exceeding two (2) in number per lot, nor larger than six (6) square feet set back five (5) feet from the right-of-way.

12.4.2 The total area of all signs permitted on anyone (1) lot shall not exceed four (4) times the number of linear feet the lot abuts on the street.

12.4.3 Billboards and signboards subject to the same height and location requirements as other structures in the district and subject to the following conditions and restrictions:

12.4.3.1 No billboard, signboard, or similar advertising signs shall be located at intersections so as to obstruct vision, hearing, or interfere with pedestrian or vehicular safety.

12.4.3.2 No billboard, signboard, or similar advertising signs shall be located within fifty (50) feet of any lot in any "R" District.

12.4.3.3 No billboard or signboard facing shall exceed one thousand (1,000) square feet in area.

12.4.3.4 No billboard, signboard, or similar advertising sign shall be so constructed or located where it will unreasonably interfere with the use and enjoyment of adjoining property.

12.4.4 One pole mounted or projecting sign for each business enterprise on the premises of not more than two hundred (200) square feet per sign face, at no point closer to the front line or a sideline than one-half (1/2) of the required building setback distance, and not exceeding fifty (50) feet in height from the established grade level. The lowest horizontal projecting feature of any post or pole mounted sign shall be fourteen (14) feet above the established grade level.

12.5 CONDITIONAL USES

12.5.1 Junkyards

12.5.2 I-WECS

12.6 PROHIBITED USES

12.6.1 Adult Entertainment Businesses

12.6.2 Animals and livestock except as previously allowed in this Article.

12.6.3 C-WECS

12.7 AREA, HEIGHT, AND YARD REQUIREMENTS

	Minimum Lot Area	Front Yard Along State and Federal Roads	Front Yard Along All Other Roads	Side Yard ^{3 & 4}	Rear Yard ^{3 & 4}	Maximum Side Wall Height
Principal Structure ¹	No Minimum	80'	60'	60'	60'	60'
Accessory Structures ²				20'	20'	20'

¹ One additional foot shall be added to every yard for each additional foot of height.

² One additional foot shall be added to the side and rear yard for each additional foot of height.

³ The minimum will be equal to that of any adjoining district or as stated whichever is greater.

⁴ The required yard shall be in addition to any required buffer/screening area.