

**2.15 I-4: Heavy Manufacturing**

Intent - The I-4: Heavy Manufacturing *Districts* are established to encourage development of heavy manufacturing and processing facilities which may require substantial amounts of *Outside Storage*. These activities require extensive community facilities, and excellent *Access to Arterial Streets or Collector Streets*. *Permitted Uses* in this *District* may have extensive *Outdoor Storage/service* areas and may generate heavy traffic, but such operations shall be subject to specific *Development Standards*. The *Permitted Uses* provided for in this *District* should never be located in close proximity to residential areas.

**A. Permitted Uses.**

1. *Primary Uses*

Agricultural Uses

Commercial Greenhouse  
Cropland and Orchards  
Plant Nursery

Automobile Service

Auto/truck Storage (Outdoor)  
Painting and Customizing  
Racing and Testing

Communications/Utilities

Communication Relay Tower  
Storage Tanks - Non-hazardous  
Telephone Exchange

Food Sales and Service

Farmers Market  
Wholesale Produce Terminal

Governmental Use

Fire Station  
Police Station  
Post Office

Industrial Uses

Assembly of previously manufactured parts, sub-assemblies or components  
Bottled Gas Storage and Distribution

Manufacture, Assembly or Repair of:  
(Continued)

Concrete Blocks and Shapes Production  
Concrete Paving Materials Preparation  
Construction Equipment and Machinery  
Containers  
Cosmetics  
Dairy or Milk Products  
Detergents and Soaps  
Electric Hand Tools  
Electric Neon Signs

Distribution Center

Engineering Laboratories  
Manufacture, Assembly or Repair of:

Alcoholic beverages  
Appliances:  
    light  
    major electric or gas  
    portable  
    household

Boiler Tank  
Bottling of Beverages  
Bottling of Food  
Bottling of Milk Products  
Brewing Distillation of Liquor and Spirits

Cabinets  
Cans  
Cement, Lime or Gypsum  
Ceramic and Clay Products  
Cinder Block and other similar building materials  
Clocks and Watches  
Cloth products from finished cloth  
Coating (excluding tar products)  
Communication equipment and assembly

Phonograph Records & Compact Discs

Prefabricated Wood Building and Structural Members  
Recording Instruments  
Sports Equipment  
Starch  
Textiles  
Tools and Implements (electrical or non-electrical)  
Toys  
Veneer (veneer mills)  
Millwork, Planing Mill and Saw Mill  
Petroleum Tank Farm (Commercial)

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Electric Materials  
Electric Motors  
Electrical components and sub-assemblies  
Elevators  
Furniture  
Glass and Glass products  
Jewelry (including engraving)  
Leather Products from Finished Leather  
Light Component Parts of Products  
Machinery and Machinery components  
Malt Products  
Marine Equipment  
Mattresses  
Medicine  
Musical Instruments  
Non-alcoholic Beverages  
Office Equipment including assembly  
Office machinery, electrical and mechanical  
Optical Goods  
Paper box and paper products from finished paper  
Pharmaceutical Products

Research Laboratories  
Rolling and Extruding of Metal  
Truck Terminal  
Warehouse  
Warehouse and Distribution Center

Miscellaneous

Machine Shop  
Mail Order Distribution  
Self-storage (Mini-) Warehouse  
Welding Shop  
Wholesale Business

Office/Professional Services

Construction Companies, Contractors, and Home Remodeling Companies (including storage of materials and equipment with accessory offices but no retail commercial activities)

2. *Special Exception Uses*

Governmental Use

Penal or Correctional Institution

Industrial Uses

Blast Furnace or Open Hearth  
Coatings Manufacture (excluding tar products)  
Coke Ovens  
Concrete Mixing  
Foundries  
Iron and Steel Production  
Junk Yard  
Liquid Fertilizer Storage and Distribution (Commercial)  
Lumber Mill  
Manufacturing, including:  
Asphalt Production  
Asphaltic Paving Materials Preparation  
Batch Plant (asphalt or concrete production)  
Biological  
Gases and Chemicals  
Glue  
Paper  
Railroad Equipment (including

Rubber Products

Tar, Tar Paper,  
Tar Products Processing  
Tire and Inner Tubes

Meat and Meat Products:  
Packing  
Processing

Mineral Extraction, Borrow Pit, Topsoil Removal and Storage Areas

Oil Processing, Refining and Manufacture

Power Plants, including:

Thermal  
Electric (utilizing refuse-derived fuels)

Steam (utilizing refuse-derived fuels)

Slaughter House

Public Facilities

Public or Commercial Sanitary Fill, Refuse Dump, or Garbage Disposal Plant

*Recycling Facility*

*Religious Use*

*Resource Recovery Facility*

repair and service)

*Transfer Station*

3. *Accessory Uses* - See Article IV.
4. *Temporary Uses* - See Article IV.

**B. *Development Standards.***

1. *Minimum Lot Width and Frontage* - each *Lot, Integrated Center* or *Industrial Park* shall have a minimum of 150 feet on a *Public Street*.
2. *Minimum Yards and Minimum Building Setbacks*
  - a. *Front* - a minimum *Front Yard* and minimum *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

<i>Interstate Street:</i>	60'
<i>Primary Arterial Street:</i>	120'
<i>Secondary Arterial Street:</i>	90'
<i>Collector Street:</i>	60'
<i>Local Street / Cul-de-sac Street:</i>	30'
  - b. *Minimum Side Yard and Setback* - shall be provided from the *Lot Line* as follows:
    - (1) *Minimum Side Yard* - 20 feet
    - (2) *Minimum Side Bufferyard* - 150 feet
  - c. *Minimum Rear Yard and Setback* - shall be provided from the *Lot Line* as follows:
    - (1) *Minimum Rear Yard* - 20 feet
    - (2) *Minimum Rear Bufferyard* - 150 feet
3. *Use of Minimum Yards and Bufferyards*

*Use of Minimum Yards and Bufferyards* - all *Minimum Yards* and *Bufferyards* shall be landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials and shall remain free from *Structures* except where expressly permitted below:

  - a. *Minimum Front Yards* and *Minimum Front Bufferyards* - may include *Driveways* and shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article IV;
  - b. *Minimum Side and Rear Yards* - *minimum Side and Rear Yards* may include *Interior Access Driveways* connecting to adjoining *Lots* provided that the remainder of said yards shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article IV;
  - c. *Minimum Side and Rear Bufferyards* - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article IV.
4. *Maximum Building Height* - unlimited, provided however, that the setback for that portion of the *Building* or *Structure* which is in excess of thirty-five (35) feet shall be increased by one (1) foot each one (1) foot of *Building* or structural height above thirty-five (35) feet until the ultimate height of *Building* or *Structure* is allowed.
5. *Parking and Loading* - See Article IV.
6. *Signs* - See Article VII.
7. *Outside Storage and Operations.*
  - a. *Operations*

## Article 2.15

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All operations, servicing and processing located within six-hundred (600) feet of either a Residential *District* boundary or *Gateway Corridor* (except *Outside Storage*, *Off-Street Parking* and *Off-Street Loading*) shall be conducted within completely enclosed *Buildings*.

b. Storage

All storage of materials or products within six-hundred (600) feet of a Residential *District* boundary or *Gateway Corridor* shall be either:

- (1) within completely enclosed *Buildings*; or,
- (2) effectively screened within a chain link, lattice or similar type fenced area, with ornamental, non-solid or chain link gates. The height of said fence shall be at least six (6) feet and shall not exceed eight (8) feet. Materials or products stored within the enclosure shall not exceed the height thereof. The storage area shall be surrounded by landscaping installed in compliance with the provisions of Article IV for Level 4 Perimeter Landscape Requirements.

c. Amount of *Outside Storage* and Operations

The total area devoted to *Outside Storage* and operations shall not exceed fifty (50) percent of total *Lot Area*.

8. Landscape Requirements - See Article IV.

**C. Architectural Review.**

If any portion of a *Lot* proposed for development is located in the I-4 *District* and within six-hundred (600) feet of a Residential *District* or *Gateway Corridor*, the entire proposed development located on that *Lot* shall be subject to the requirements for the filing of a *Development Plan* for Architectural Review as set forth in Article V.

**D. Development Incentives.**

Any proposed development located in the I-4 *District* shall be eligible to utilize the *Development Incentives* set forth in Article V of this Ordinance.