

## SECTION 15

### HEAVY-INDUSTRIAL DISTRICT (I-3)

- 15.1 General Description. This industrial district is intended to provide for heavy industrial uses not otherwise provided for in the districts established by this Ordinance. The intensity of uses permitted in this district makes it desirable that they be located downwind and separated from residential and commercial uses whenever possible.
- 15.2 Uses Permitted. A building or premises may be used for any purpose not otherwise prohibited by law except that no residences, motels, or other places of habitation involving permanent structures nor any schools, churches or hospitals shall be permitted; provided, however, that no building permits shall be issued for any of the following uses until and unless the location of such uses have been approved by the Planning Commission:
- 15.2.1 Acid manufacture.
  - 15.2.2 Cement, lime, gypsum, or plaster of paris manufacture.
  - 15.2.3 Explosives, manufacture or wholesale storage.
  - 15.2.4 Gas manufacture.
  - 15.2.5 Petroleum or its products, refining of.
  - 15.2.6 Wholesale or bulk storage of gasoline, propane or butane, or other petroleum products.
  - 15.2.7 All uses permitted in I-1 and I-2 districts.
- 15.3 Uses Permitted on Review. Property and buildings, when used for the purposes below shall have the uses thereon conducted in such a manner that all operations, display or storage of materials shall be screened by ornamental fences, walls, and/or permanent evergreen planting so that they cannot be seen from a public street.
- 15.3.1 Building materials salvage yard.
  - 15.3.2 Junk or salvage yard of any kind.
  - 15.3.3 Public or private refuse dumps, landfills.
  - 15.3.4 Scrap metal storage yard.

15.4 Area Regulations.

15.4.1 Front and side yards - same as I-2 district.

15.4.2 Rear yard - When a building is to be serviced from the rear there shall be provided an alleyway, service court, rear yard of not less than thirty (30) feet in width to provide for maneuver of service vehicles.

15.5 Height Regulations. Same as I-2 district.