Attachment E

Chapter 15.22

I-3/HEAVY INDUSTRIAL DISTRICT

Sections:

15.22.010 Statement of Intent
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15.22.010 Statement of Intent. The I-3 district is intended to provide areas of the city for activities and uses of a heavy industrial character. This district is designed to accommodate industrial uses which have significant external effects. These uses typically have operating characteristics and environmental effects that make them incompatible with surrounding uses. The I-3 district is most appropriately located in areas that are separated from residential and consumer-oriented commercial districts.

(Ord. 5958 § 1, 2007)

15.22.020 Principal Uses. The following principal uses shall be permitted outright in an I-3 district:

A. Agricultural sales and service;

B. Chemical plant;

C. Electric utility generation facility;

D. Governmental maintenance facility;

E. Grain storage and distribution;

F. Horticulture and crop production;

G. Local utility service;

H. Manufacturing, general and heavy;

I. Railroad yard and intermodal facilities;

J. Sign manufacturing;

K. Truck service establishment;

L. Truck terminal;

M. Warehousing and distribution, limited and general; and

N. Solar energy conversion systems.

(Ord. 5958 § 2, 2007)

15.22.030 Conditional Uses. The following conditional uses shall be permitted in an I-3 district in accordance with the requirements set forth in CBMC 15.27:

A. Rubble dump;
B. Meat packing and processing.

(Ord. 5958 § 3, 2007)

15.22.040 Accessory Uses. The following accessory uses shall be permitted in the I-3 district:

A. Uses of land or structure customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.

(Ord. 5366 § 5 (part), 1998)

15.22.050 Site Development Regulations

Minimum Lot Size

Lot area	5 acres
Lot width	300 feet
Lot depth	600 feet

Minimum Setbacks	**All structures**
Front yard	30 feet
Interior yard	20 feet
Street side yard	20 feet

Rear yard	20 feet
Maximum height	300 feet
Lot coverage, all structures	70% maximum

(Ord. 5958 § 4, 2007)

15.22.060 Additional Regulations. The maximum height of a structure shall be as limited by CBMC 15.22.050, except in cases where smokestacks or towers are integral to a legally established electric utility generation facility. In such cases, the height shall be unlimited, provided an area equal to the maximum height of the tallest part of the structure can be maintained from all of the property lines of the parcel of land on which the facility is located.

(Ord. 5958 § 5, 2007)

15.22.070 Signs. Signage in this district shall comply with CBMC 15.33, Signs.

(Ord. 5366 § 5 (part), 1998)