

SECTION 12. I-3 HEAVY INDUSTRIAL DISTRICT

12.1 General Description

This industrial district is intended to provide for heavy industrial uses.

12.2 Uses Permitted

The following uses of property, buildings or structures:

- (1) Any use permitted in the I-2 Light Industrial District.
- (2) Brick and pottery manufacturing.
- (3) Concrete and cement manufacturing.
- (4) Cotton ginning and baling.
- (5) Automobile wrecking yards provided the yard is enclosed by a concealing fence at least six (6) feet in height.
- (6) Metal working or blacksmith shops.
- (7) Enameling, lacquering and paint mixing shops.
- (8) Garbage dumps.
- (9) Saw mills.
- (10) Creosote plants.
- (11) Slaughter houses.
- (12) Cement products including cement block plants and cast stone works.
- (13) Poultry killing and dressing.

12.3 Uses Permitted After Public Notice and Hearing and Approval by the Planning Commission

Other uses similar to the above after review and approval by the Planning Commission.

12.4 Area and Setback Regulations

Yards

Front: a minimum of fifty (50) feet at the building setback line.

Rear: The rear yard building setback line shall be not less than twenty-five (25) feet except in instances where this district use abuts a residential district, in which case a minimum side yard of one hundred (100) feet shall be provided on the side adjacent to the residential district. Such space shall be screened from the abutting residential district by walls or by fences or by other screening not less than six (6) feet in height in a manner acceptable to the Planning Commission.

Side: The side yard building setback line on each side of the lot shall be not less than fifteen (15) feet as measured from the side

lot line to the nearest building or structure except in instances where this district use abuts a residential district, in which case a minimum side yard of one hundred (100) feet shall be provided on the side adjacent to the residential district. Such space shall be screened from the abutting residential district by walls or by fences or by other screening not less than six (6) feet in height in a manner acceptable to the Planning Commission.

Lot Width

None required.

Height Regulations

No building or structure shall exceed 5 stories and/or sixty (60) feet in height except on special permission of the Planning Commission.