

5.8 I-2 – HEAVY INDUSTRIAL DISTRICT

5.8.01 INTENT: This district is designed to provide for the widest range of industrial and related uses.

5.8.02 PERMITTED PRINCIPAL USES AND STRUCTURES: All uses permitted in the I-1 – Light Industrial Districts as well as the following principal uses and structures shall be permitted in the I-2 District:

1. Agriculture, excluding the development and expansion of livestock feeding operations;
2. Animal hospitals;
3. Automotive wash facilities;
4. Automotive and truck sales and service;
5. Bottling works;
6. Building material sales and ready-mix concrete plants;
7. Carpenter, cabinet, plumbing or sheet metal shops;
8. Carpet and rug cleaning and repair services;
9. Cold storage plants;
10. Communication and utility building and uses;
11. Construction sales and services;
12. Disinfecting and exterminating services;
13. Dyeing and finishing of textiles;
14. Electrical sales and services;
15. Equipment rental and leasing services;
16. Farm machinery sales, service and storage;
17. Farm supplies – retail;
18. Feeds, seeds, grains and hay – retail;
19. Food lockers and storage services;
20. Foundries;
21. Freight and truck services;
22. Furniture repair and reupholster services;
23. Fur trading services;
24. Garden centers and nurseries;
25. Gas and petroleum utility maintenance yard and field services;
26. Harvesting services;
27. Irrigation equipment sales and manufacture;
28. Light or heavy manufacturing operation;
29. Landscape sales and services;
30. Machinery sales and storage lots;
31. Mini-warehouse;
32. Mobile and modular home sales and manufacturing;
33. Newspaper publishing plants and commercial printing;
34. Outdoor advertising services;
35. Photoengraving;
36. Public facilities and utility and public service uses;
37. Railroad equipment maintenance yards;
38. Railroad freight terminals;
39. Railroad passenger terminals;
40. Railroad switching yards;

12. Warehousing and storage including products of a highly explosive, combustible or volatile nature;
13. Motor vehicle storage yard and salvage yards, provided that at a minimum all vehicles be screened from public view from adjacent arterial and collector streets and from all zoning districts other than the heavy industrial district by a solid or semi-solid fence having a minimum height of six feet and a visual density of no less than fifty percent (50%);
14. Grain elevators and grain processing;
15. Fertilizer storage;
16. Industrial waste disposals;
17. Solid waste transfer stations;
18. Livestock – wholesale;
19. Stockyards and slaughter houses;
20. Meat packing plants;
21. Asphalt batch plant;
22. Refuse incineration;
23. Any similar uses that are determined by the City Council after referral to and recommendation by the Planning Commission to be of an industrial use similar to the above listed uses.

5.8.05 SCREENING REQUIREMENTS: Where a site adjoins or is located across an alley from a residential district, a solid wall or fence or compact evergreen hedge six (6) feet in height may be required on the property line common to such districts, except in a required front yard.

5.8.06 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as special uses shall be prohibited from the I-2 District.

5.8.07 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)*	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted & Conditional Uses	10,000**	80'	25'	10', 25' when abutting a residential district, street or road	20', or 25' when abutting a residential district, street or road	75', except for uses provided for herein

* Excluding Road R.O.W.

** If with public/community water and sewer, otherwise one (1) acre with any combination of public and private water/sewer systems and three (3) acres with both systems being private.

2. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

5.8.08 PARKING REGULATIONS: Parking within the I-2 District shall be in accordance with the provisions of this ordinance.

5.8.09 SIGN REGULATIONS: Signs within the I-2 District shall be in conformance with the provisions of this ordinance. Advertising signs are permitted in accordance with the Nebraska Department of Roads guidelines along applicable highways unless a sign overlay district restricting the type or