

### **10-7-12: MI-2 HEAVY INDUSTRIAL DISTRICT:**

This district permits in general the uses permitted in the MI-1 district plus heavier industrial uses.

All open storage in the heavy industrial district which abuts the entrances of the city shall be screened from public view.

A. Regular Permitted Uses And Limitations: The primary permitted uses in the light industrial district and this list plus other uses of a similar nature:

Any uses permitted in light industrial zone but not R districts use except as watchman's quarters in conjunction with those uses permitted exclusively in heavy industrial districts.

Assembly plant (assembly of products).

Bronze, retail and wholesale.

Butane storage and sales.

Cannery.

Cement or direct products sale.

Coal storage.

Cold storage plant.

Crane storage yard.

Creamery.

Die casting.

Distillation of liquor.

Drilling company equipment yard.

Extrusion of metals.

Farm products storage.

Flour mill.

Forge plant.

Frozen food processing, wholesale.

Grain elevator.

Granite grinding, dressing or cutting.

Honey processing and packing.

House mover, wrecking yard.

Laundry, steam or wetwash (processing plant).

Livestock, sales and shipping.

Machine shop.

Marble grinding, dressing or cutting.

Metal working plant, shaping and bending process.

Milk, bottling, condensed, manufacturing.

Mobile home, camper manufacturing.

Outdoor theater.

Paving, contractor equipment, storage and wholesale.

Pipe storage.

Planing mill.

Power plant (electrical or gas).

Radio broadcasting station including antenna towers.

Rental stores and agencies for heavy equipment and machinery exceeding the maximum size and type for limited and general commercial districts.

Salvage company equipment yard.

Septic tank service.

Television sending and receiving tower.

Tire rebuilding, retreading.

Wood preserving.

Wrecker's contractor's yard.

Uses not specified above as regular permitted uses are considered uses permitted with a special use permit.

B. Accessory Permitted Uses:

Automobile parking.

Mechanical equipment building.

C. Uses Permitted With A Special Use Permit:

Acetylene manufacturing and sale.

Acid manufacturing and sale.

Ammunition manufacturing.

Asphalt manufacturing.

Bulk fuel station.

Chemical manufacturing.

Chromium plating.

Coal and coke yard.

Concrete batch plant.  
Creosote manufacturing.  
Disinfectant manufacturing.  
Dump refuse or disposal yard.  
Dye manufacturing.  
Electroplating.  
Foundry.  
Gravel and sand pit, gravel and sand excavation.  
Hide and tallow processing, leather tanning.  
Incineration of animals and garbage.  
Insecticide manufacturing.  
Junk dealer's yard.  
Lubrication compound manufacturing.  
Meatpacker.  
Metal ore reduction.  
Metal plating bulk and custom.  
Milling company.  
Mining and/or raw material processing.  
Ore dump.  
Oxygen manufacturing.  
Paint manufacturing.  
Plastic products manufacturing.  
Processing of products.  
Quarry, stone.  
Rock crushing and stripping.  
Scrap metal processing.  
Sewer service equipment yard.  
Slaughterhouse.  
Stockyard.  
Tire manufacturing.  
Topsoil stripping.

Other uses requiring a special use permit are those which may produce excessive noise, gaseous byproducts, obnoxious odors, by or of an inflammable or explosive nature, cause dust which may be offensive to adjoining property owners, or which the planning commission may consider to be detrimental to the public health and safety.

D. Prohibited Uses:

Church.

Institutions.

Residential.

School.

E. Requirements For Structure Location, Area, Height And Bulk:

1.	Minimum parcel size:	
	a. Interior lots	10,000 square feet
	b. Corner lots	12,000 square feet
2.MR:1>	Setback requirements:	
	a. Front yard	Minimum 10 feet
	b. Side yard:	
	Interior side	0
	Exterior, side street yard	10 feet
	c. Rear yard	No setback required except that along an alley a 10 foot setback or other means shall be provided for large commercial solid waste containers to be stored, picked up and replaced
3.	Height limitation	50 feet
4.	Minimum lot width	100 feet
5.	Minimum area	Required minimum lot area in the heavy industrial district shall be 12,000 square feet for each primary building

(Ord. 185, 2-9-1999)