

Article 13

Industrial Zoning Districts

Section 13.100	I-1, Light Industrial District
Section 13.101	I-2, General Industrial District
Section 13.102	I-3, Heavy Industrial District

13.100 I-1, Light Industrial District

1. Purpose and Intent. The I-1 Light Industrial District is intended primarily for light industry; warehousing, distributing, fabricating, processing, assembly of goods and products, office and research facilities, and all uses permitted in C-3, General Commercial District 12.102. The activities found in this district are typically conducted so that noise, odor, dust, and glare are confined within the district.
2. Buildings in this district shall provide buffering when located adjacent to residential districts when deemed necessary by the Zoning Administrator.
3. Uses Permitted. The following uses shall be permitted within the I-1, Light Industrial District.
 - a) Light manufacturing, fabricating, and assembly businesses as well as machinery repair. (note: the sale of these products is allowed on the premises)
 - b) Broadcast and communication facilities.
 - c) Commercial bakeries.
 - d) Laboratories, testing services, research and development facilities.
 - e) Warehouses.
 - f) Technical schools and training facilities.
 - g) Any other industries or businesses that are in keeping with the intent of the district and are compatible with the permitted uses.
4. Conditional Uses. The following uses may be permitted, subject to procedures listed in, Section 4.102.
 - a) Animal shelters.
 - b) Communication towers greater than 100 feet in height.
 - c) Motor freight terminals.
 - d) Recycling centers.
 - e) Construction equipment storage areas.
 - f) Distribution centers.
5. Property Development Regulations. The following property development regulations shall apply to all sites in the I-1 District.
 - a) Maximum building height of 45 feet or by Planning Commission review.
 - b) Minimum front yard setback is 20 feet.

- c) Minimum side yard is 15 feet on each side.
 - d) Minimum rear yard is 15 feet. When the rear yard abuts a railroad right of way, no rear yard setback is required.
 - e) The Zoning Administrator may adjust setbacks for averaging with adjacent buildings.
6. Appearance Codes. All new industrial buildings established after the effective date of this ordinance shall comply with the following requirements.
- a) All operations, activities, and storage shall take place indoors or behind screened areas when possible. The Zoning Administrator is authorized to grant an exception when unusual conditions prevent the required screening of storage areas.
 - b) All outdoor lighting must be shielded and focused to direct light onto the premises.
7. Parking Regulations. All development in the I-1 District shall comply with the parking and loading requirements in Article 20.

13.101 I-2, General Industrial District

1. Purpose and Intent. The I-2 district is intended to provide areas within the community that are set aside for product fabrication which is not normally compatible with residential or commercial areas. The I-2, district is for industrial uses and is designed to accommodate all but the heaviest and most intense uses
2. Uses Permitted. The following uses shall be permitted within the I-2, General Industrial District.
- a) All uses permitted and conditional uses permitted in the I-1, Light Industrial District.
 - b) Manufacturing, fabricating, and assembly facilities, including but not limited to:
 - i. Textile, paper, plastic, food, metal, wood, stone, rubber, and similar products.
 - ii. Construction equipment storage areas.
 - iii. Fairgrounds.
 - iv. Saw mills.
 - v. Recycling centers.
3. Conditional Uses. The following uses may be permitted, subject to procedures listed in, Section 4.102.
- a) Salvage yards.
 - b) Communication towers greater than 100 feet.
4. The following property development regulations shall apply to all sites in the I-2 District.
- a) Maximum building height is 75 feet.
 - b) Minimum front yard setback is 15 feet.

- c) Minimum side yard is 8 feet on each side. For corner lots, if KDOT site triangle regulations require a greater set back, then KDOT regulations must be followed.
 - d) Minimum rear yard is 20 feet. When the rear yard abuts a railroad right of way, no rear setback is required.
 - e) Zoning Administrator may adjust setbacks for averaging with adjacent buildings.
5. Appearance Codes. All new industrial buildings established after the effective date of this ordinance shall comply with the following requirements.
- a) Scrap materials, non-operative motor vehicles or machinery, disassembled machinery, debris, solid waste containers, construction materials or equipment, and used machinery parts must be stored in the rear of the lot.
 - b) All outdoor lighting must be shielded and focused to direct light onto the premises and away from adjoining residential properties.
6. Parking Regulations. All development in the I-2 District shall comply with the parking and loading requirements in Article 20.
7. Special Regulations. If used for industrial purposes, multiple industrial structures are allowed on a single zoning lot when the lot is under one ownership.

13.102 I-3, Heavy Industrial District

1. Purpose and Intent. This district is designed to accommodate heavy industrial uses not otherwise provided for in the I-2 General Industrial District. The intensity of uses permitted in this district requires separation from residential and commercial uses.
2. Uses Permitted. The following uses shall be permitted within the I-3, Heavy Industrial District.
- a) All uses permitted and conditional uses permitted in I- 1 and I-2 districts shall be permitted in the I-3, Heavy Industrial District.
 - b) Agricultural storage and processing facilities, including elevators and dehydrators.
 - c) Sale and bulk storage of agricultural fuels, feed, fertilizers, and pesticides.
 - d) Asphalt, cement plants.
 - e) Heavy construction trades.
 - f) Heavy manufacturing, fabricating, and assembly.
 - g) Clay, lime and gypsum products.
 - h) Chemical and allied products.
 - i) Public safety services.
 - j) Public utilities or facilities.
 - k) Scrap metal storage yard.
 - l) Transfer station, solid waste facilities.

- m) Any manufacturing, processing, or fabrication activity that involves substantial heat, light, and glare from welding, pressing, stamping, food preparation, assembly lines, or excessive noise from moving, machinery, or assembly.
 - n) Any other use similar in character to the above as approved by the Zoning Administrator.
3. Conditional Uses. The following uses may be permitted, subject to procedures listed in, Section 4.102.
- a) Acid manufacturing or reclamation facilities.
 - b) Pesticide or herbicide manufacturing.
 - c) Explosives manufacturing or storage facilities.
 - d) Slaughtering houses and meat packing plants.
 - e) Fertilizer manufacturing facilities.
 - f) Petroleum refineries.
 - g) Smelting of base metals.
 - h) Bulk storage of gasoline and other petroleum products.
4. The following property development regulations shall apply to all sites in the I-3 District.
- a) Maximum building height is 75 feet.
 - b) Minimum front yard setback is 15 feet.
 - c) Minimum side yard is 8 feet on each side. For corner lots, if KDOT site triangle regulations require a greater set back, then KDOT regulations must be followed.
 - d) Minimum rear yard is 20 feet. When the rear yard abuts a railroad right of way, no rear yard setback is required.
 - e) The Zoning Administrator may adjust setbacks for averaging with adjacent buildings.
5. Appearance Codes. All outdoor lighting must be shielded and focused to direct light onto the premises and away from adjoining residential properties.
6. Parking Regulations. All development in the I-3 District shall comply with the parking and loading requirements in Article 20.
7. Special Regulations. When a lot is used for industrial purposes, multiple industrial structures are allowed on a single zoning lot when the lot is under one ownership.