

SECTION 14 - I-2 HEAVY INDUSTRY DISTRICT

A. Purpose

The I-2 HEAVY INDUSTRY DISTRICT is intended to provide a district which will allow heavy industrial uses which, due to their size and nature, would not be compatible with general rural development patterns of Faribault County.

B. Permitted Uses

The following uses shall be permitted within the I-2 HEAVY INDUSTRY DISTRICT;

1. Any uses permitted within the I-1 LIGHT INDUSTRY DISTRICT.

C. Conditional Uses

The following uses may be allowed in the I-2 HEAVY INDUSTRY DISTRICT, subject to the provisions of SECTION 16.

1. Acid manufacture
2. Cement, lime, gypsum or plaster of paris manufacture
3. Distillation manufacture
4. Extraction, processing, storage of sand, gravel, stone or other raw materials
5. Fat rendering
6. Fertilizer manufacture
7. Gas, illuminating or heating, manufacture
8. Glue manufacture
9. Junk yards, salvage yards, dumping grounds
10. Petroleum refining
11. Planned industrial parks
12. Retail and service business establishments related to the operation of an I-2 HEAVY INDUSTRY DISTRICT
13. Smelting of ores

14. Tanneries
15. Temporary salvage operations
16. Any other use which is objectionable by reason of emission of odor, dust, smoke, gas, vibration or noise, or because of subjection of life, health or property to hazard
17. Any other use similar to those listed in C of this SECTION

D. Accessory uses

The following uses shall be permitted accessory uses within and I-2 HEAVY INDUSTRY DISTRICT.

1. Accessory uses customarily incidental to the uses permitted in B and C of this SECTION.

E. Height, Yard, Area and Lot Width and Coverage Regulations

1. Height Regulations:
 - a. No height restrictions except where hazardous conditions may exist.
2. Front Yard Regulations:
 - a. There shall be a front yard setback of not less than two hundred (200) feet from the centerline of Interstate Highways, one hundred thirty (130) feet from the centerline of US Highways and State Highways, and eighty-five (85) feet from the centerline of all County State Aid and County Highways.
 - b. There shall be a front yard setback of not less than sixty-five (65) feet from the centerline of all other public rights of way.
 - c. Where a lot is located at the intersection of two (2) or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. No accessory buildings shall project beyond the front line of either road.
3. Side Yard Regulations:
 - a. There shall be a side yard of not less than fifteen (15) feet on each side of a building.
 - b. Except, no building shall be located within fifty (50) feet of any side lot line abutting a lot in any of the CLASSES OF RESIDENCE DISTRICTS.

4. Rear Yard Regulations:
 - a. There shall be a rear yard having a depth of not less than fifteen (15) feet.
 - b. Except, no building shall be located within fifty (50) feet of any rear lot line abutting a lot in any of the CLASSES OF RESIDENCE DISTRICTS.
5. Lot Width Regulations
 - a. Every lot or tract shall have a width of not less than one hundred (100) feet abutting a public right of way.
6. Lot Coverage Regulations:
 - a. Not more than fifty percent (50%) of the total area of a lot shall be covered by buildings.

F. General Regulations

Additional requirements for signs, parking, sewer and water systems, and other regulations in the I-2 HEAVY INDUSTRY DISTRICT are set forth in SECTION 15.