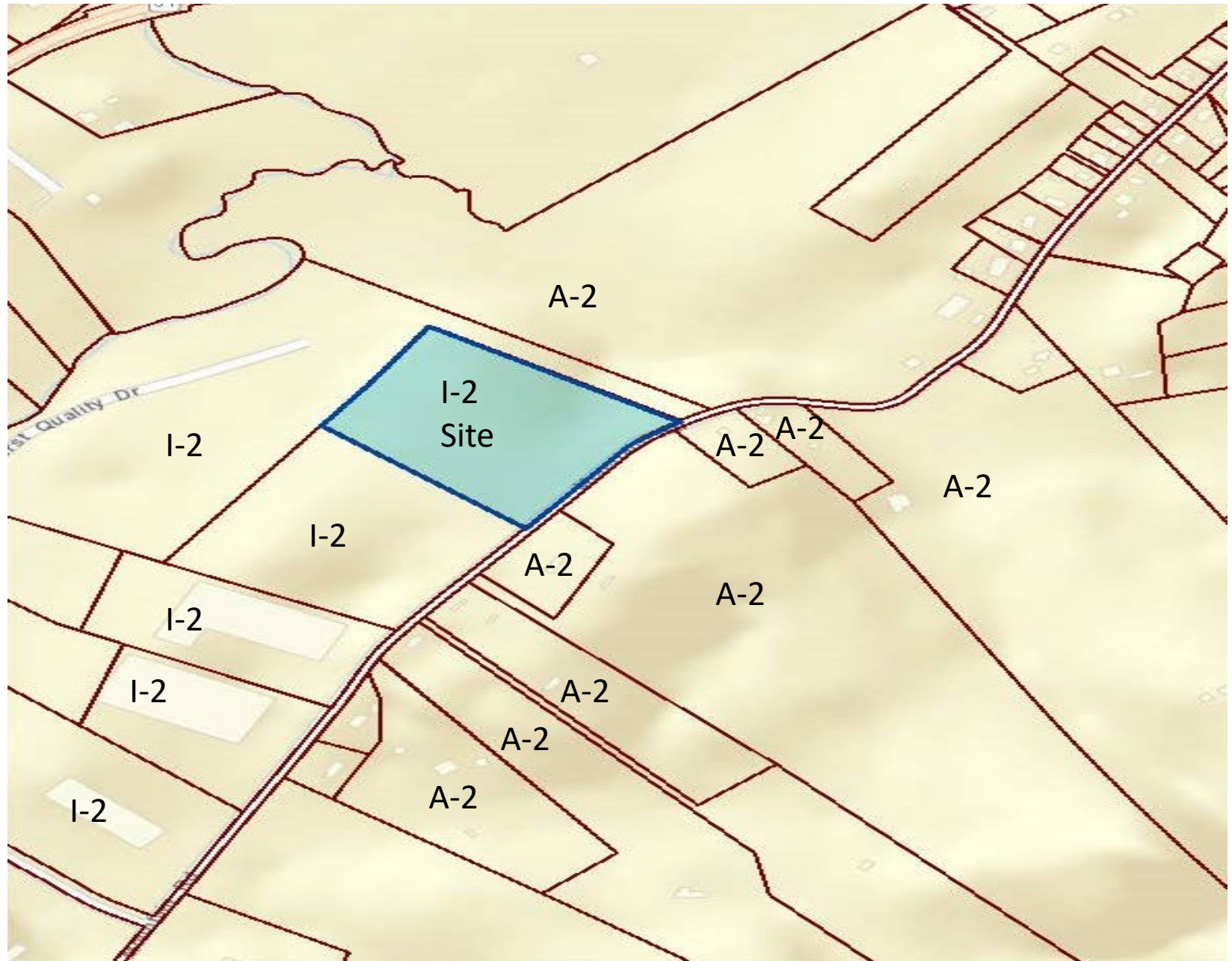


David Jones Industrial Park Anderson County Zoning
I-2 Heavy Industrial and A-2 Agricultural



Sec.035-020. Heavy Industrial (I-2) District.

- A. District Description: The I-2 Heavy Industrial District is intended primarily for heavy manufacturing or closely related industrial uses. To avoid burdensome restrictions on heavy industry, regulations for this district are intended to protect primarily against effects potentially harmful to other districts.
- B. Uses Permitted: In the I-2 Heavy Industrial District, the following uses and their accessory uses are permitted:
1. Rock, sand and gravel sales yards
 2. Rock, sand, gravel, earth excavations, crushing or distribution (quarrying)
 3. Freight or trucking yard or terminal
 4. Concrete or cement products manufacture
 5. Machine shop or other metal working shop
 6. Freight classification yard
 7. ³⁹Health care and rehabilitation facilities except hospitals or medical incinerators
- C. Special Exceptions: In the I-2 Heavy Industrial District, the following uses and their accessory uses may be permitted subject to review and approval by the Board of Zoning Appeals in accordance with Article 4, Division 75.
1. Other manufacturing, assembling, fabrications, warehousing, and storage uses except those which, upon review of the Board of Zoning Appeals, are determined to be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration, congestion, and the like, and those uses deemed dangerous due to potential explosion dangers, threat of fire, or poisonous fumes. Any of the above obnoxious, offensive, or dangerous uses shall be permitted only on the written approval of the Board of Zoning Appeals and subject to such conditions and safeguards as may be required by such Board in the interests on public health, safety, and welfare.
 2. Lots of yards for scrap or salvage operations or for processing, storage, display or sales of any scrap, salvage, or secondhand building materials.
 3. ⁴⁰Airstrips
- D. Uses Prohibited: All uses, except those uses specifically permitted or permitted upon review and approval of the Board of Zoning Appeals are prohibited.
- E. Dimensional Regulations: All uses permitted in the I-2 Heavy Industrial District shall comply with the following requirements except as provided in Article 3, Division 50.
1. Front Yard: 30 feet deep.
 2. Rear Yard: 30 feet deep. No yard shall be required for that portion of a lot which fronts on a railroad or rail spur line. Rear yards for industrial lots adjacent to the R-1 District shall be 100 feet.
 3. Side Yard: 20 feet deep. Side yard for industrial lots adjacent to R-1 Districts shall be minimum of 100 feet. No yard shall be required for that portion of a lot which fronts on a railroad or rail spur line.
 4. Land Area: Where public water is available, there shall be required a minimum land area of 2 acres. No industrial land shall be permitted in areas where public water supply is not available except where the Board of Zoning Appeals has determined that such use does not require a supply of potable water in its manufacturing operation. In such instances, the Board shall grant a written approval of the use and may establish a minimum land area.
 5. Maximum Lot Coverage: Unrestricted.

³⁹ 3/18/91

⁴⁰ 11/16/85

6. Lot Width: 150 feet wide at the building setback line.
7. Height Requirement: Unrestricted.
8. Parking Space Requirement: As regulated in Article 3, Division 60.

F. Environmental Regulation: The applicant for a building permit in the I-2 Heavy Industrial District must present, as part of the application, documentation demonstrating that the proposed industry will not represent a hazard to the community safety, health, welfare, or amenity. This includes, but is not limited to the following:

1. Documentation that a proposed use will be served by adequate water and wastewater facilities approved by the appropriate county or state entity having jurisdiction⁴¹ or the appropriate utility.
2. Documentation that approved means are available for the disposal of all solid waste.
3. Documentation that the proposed industrial activities will comply with all applicable federal, state, and local environmental protection laws and/or regulations. No permit shall be issued for the construction of any building or for any use which the Building Commissioner believes may have the potential to be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibrations, congestion and the like, and those uses deemed dangerous due to hazards from poisonous fumes, until the plans for such construction or use shall be submitted to the Board of Zoning Appeals in accordance with Article 4, Division 75. The Board may make its approval subject to such conditions and safeguards as may be required by said Board to protect the public health, safety, and welfare, and to carry out the intent of this resolution.

⁴¹ 3/20/95