

Section 5.17 I-2 Heavy Industrial District

5.17.01 Intent: This district is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. The district provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility.

Adult Entertainment Facilities are included in this Zoning District. The intent of the Fairbury Zoning Ordinance in including these uses in this district is not to prohibit these uses but to regulate the secondary effects of these uses within the community.

5.17.02 Compatible Use Categories:

The following are Use Categories identified in Section 5.06 of this Ordinance. Specific uses within the Use Categories may be allowed as a Permitted Use, Conditional Use, and Temporary Use or not permitted. Refer to Section 5.06 to determine the level allowed.

1. Adult Uses, subject to Section 9.28 of this Regulation
2. Agriculture and Horticulture Uses
3. Agricultural Sales and Service
4. Public and Private Utilities
5. Business and Household Services
6. Food and Beverage Services
7. Recreational Commercial
8. Auto Services
9. Warehousing and Storage
10. Contractors, Contractor Yards, Storage and Supply
11. Large Contracting/Materials Manufacturing
12. Food Processing and Manufacturing
13. Mining and Excavation
14. Metal Processing, Stamping
15. Wood Products Manufacturing
16. General Manufacturing (High Hazard)

5.17.03 Permitted Uses:

Permitted Uses are allowed outright provided the uses and/or structure meet the minimum bulk requirements of the District.

1. Uses with specific lot requirements required:

Gas station provided the following minimum requirements are met:

- a. The use has a minimum lot area of 10,000 square feet
- b. All surfaces associated with the sale of gasoline shall be on an all-weather surface.

5.17.04 Conditional Uses:

The following uses are subject to any conditions listed in this section as well as any conditions relating to the placement of said use on a specific tract of ground in the I-2 District as recommended by the Planning Commission and City Council and approved by the City Council.

5.17.05 Temporary Uses:

Temporary uses may be permitted provided a Temporary Use Permit is obtained and said temporary use is eliminated at the expiration of the permit. See Section 4.23.

5.17.06 Accessory Uses and Structures:

Refer to the definitions of Accessory Uses and Structures, as well as Table 5.06 and Sections within Article 4 for more detail.

5.17.07 Height and Lot Requirements: The height and minimum lot requirements shall be as follows unless otherwise noted:

Use	Lot Area (Acres)	Lot Width (feet)	A Front Yard (feet)	B Rear Yard (feet)	C Side Yard (feet)	Max. Height (feet)	Max. Building Coverage (%)
Permitted Uses	1	150	25	0*	0**	45***	70
Conditional Uses	1	150	25	0*	0**	45***	70
Accessory Buildings	-	-	25	0*	0**	20	-

* None, except that when adjacent to any residential district, the Rear Yard setback shall be 25 feet, except when separated by an alley.

** None, except that when adjacent to any residential district, the Side Yard setback shall be 10 feet, except when separated by an alley.

*** The maximum height of any use shall be decreased to 35 feet when located within 100 feet of any residential district.

5.17.08 Use Limitations:

1. When adjacent to any residential district, no parking, drives or signs shall be allowed in the required front yard within 15 feet of such residential district.
2. When adjacent to any residential district, new construction shall provide permanent screen with a height of six feet four inches if a fence, in order to minimize impacts on residentially zoned property, pursuant to Section 9.06.
3. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light on any property located in a residential or mobile home district. In addition, no glare shall be visible to any traffic on any public street.
4. All business, service, repair, processing, storage or merchandise display on property abutting or facing a lot in a residential district shall be conducted wholly within an enclosed building, unless screened from the residential district by a sight-obscuring fence permanently maintained at least six feet in height.
5. Openings to structures on sides adjacent to or across the street from a residential district shall be prohibited if such access or openings will cause glare, excessive noise or other adverse effects on residential properties.
6. Motor vehicle, boat, or trailer rental or sales lots shall be drained and surfaced with crushed rock or pavement, except in those portions of the lot maintained as landscape area.

5.17.09 Performance Standards:

See Section 9.05 of the Supplemental Regulations.