

ARTICLE 19 - (IND-2) HEAVY INDUSTRIAL ZONING DISTRICT

(As Amended 9/18/2000 via BOS Resolution No. 79-00; 1/17/06 via BOS Resolution #02-06; 8/23/11 via BOS Ordinance #04-11)

Section 1901 - Purpose.

The principal purpose of this zoning district is to provide for heavy industrial uses in locations which are suitable and appropriate taking into consideration land uses on adjacent or nearby properties, access to a major street or highway, rail service or other means of transportation, and the availability of public utilities. Principal uses permitted in this zoning district include industrial uses that are not permitted in any other zoning district.

Section 1902 - Use Regulations.

The building or premises may be used for any commercial or industrial use not in conflict with any ordinance of Navajo County, except that no building permit shall be issued for any of the following uses until and unless the location has been approved by Board of Supervisors after report from the Commission which during its investigation may secure reports from other County departments or agencies such as the Health Department, Highway Department, Parks Department and Engineering Department.

1. Acid manufacture.
2. Ammonia manufacture.
3. Automobile graveyards.
4. Blast furnaces and coke ovens.
5. Celluloid manufacture.
6. Chemicals, manufacture or storage.
7. Contractor's Yard
8. Crematories.
9. Distillation of bones.
10. Cement, lime, gypsum or plaster of paris manufacture.
11. Drop forge industries.
12. Explosives, manufacture or storage.
13. Fat, grease, lard or tallow, rendering of.
14. Feed lots, commercial.
15. Fertilizer manufacture.
16. Gas manufacture.
17. Glue, soap, candle or tallow, manufacture or storage.

18. Iron and steel rolling or manufacture.
19. Junkyards.
20. Match factories.
21. Kennel, as defined in Article 30, provided that the kennel and any outdoor exercise area or other outdoor area is completely fenced and set back from all lot lines abutting a residential zoning district or preexisting residential use a distance of not less than twenty feet (20').
22. Petroleum or its products, refining of.
23. Rock crushers.
24. Rubber, reclaiming, or the manufacture of synthetic rubber or its constituents.
25. Smelting of tin, copper, zinc or iron ores.
26. Stock foods made of kelp, fish or fishmeal, manufacture or storage.
27. Stockyards or slaughter of animals.
28. Tanneries or the curing or storage of rawhides.
29. Wineries.
30. Wholesale storage of gasoline.
31. Wool pulling or scouring.
32. A use similar to any of the foregoing permitted uses may be allowed upon a written determination by the Director of Development Services that the proposed use is similar in nature and impact to the permitted use and is consistent with the overall purposes of the zoning district. The Director's determination may be appealed to the Board of Adjustment pursuant to Article 28 hereof. The burden shall be upon the property owner to prove by clear and convincing evidence that the proposed use is similar to the permitted use.

Section 1903 - Sign Regulations.

The sign regulations are as provided in Article 23 hereof.

Section 1904 - Height Regulations.

The height of buildings shall not exceed forty (40) feet or three (3) stories.

Section 1905 - Yard Regulations.

Yards are not required except as follows:

1. Front Yard: Where the frontage between two (2) intersecting streets is located partly in the "IND-2" zoning district and partly in a Rural, Residential or Commercial zoning district, there shall be a front yard equal to the front yard required in the

adjoining Rural, Residential or Commercial zoning district but such yard need not exceed twenty-five (25) feet in depth.

2. Side Yard:
 - a. Where a lot is adjacent to a Rural or Residential zoning district, there shall be a side yard on the side of the lot adjacent to such Rural or Residential zoning district having a width of not less than five (5) feet.
 - b. Where a corner lot abuts a Rural or Residential zoning district whether or not separated by an alley, there shall be a side yard on the street side of such corner lot having a width of not less than ten (10) feet.
 - c. If a side yard is otherwise provided it shall have a width of not less than three (3) feet.
3. Rear Yard: Where a lot abuts a Rural or Residential zoning district whether or not separated by an alley, there shall be a rear yard having a depth of not less than twenty-five (25) feet.

Section 1906 - Intensity of Use Regulations.

The maximum lot coverage shall be fifty percent (50%) of the lot area.

Section 1907 - Parking Regulations.

The parking regulations are as provided in Section 2510 hereof.

Section 1908 - Loading and Unloading Regulations.

The loading and unloading regulations are as provided in Section 2511 hereof.

Section 1909 - Additional Regulations.

1. A building or premises shall not be used for dwellings or other places of domicile, mobile home parks, travel trailer parks, mobile home subdivisions, hotels, resort hotels and motels.
2. Any use, including incidental or accessory storage, not within a completely enclosed building shall be screened from lots in adjoining Rural or Residential zoning districts by a solid fence or wall at least six (6) feet in height.
3. Any lighting shall be placed so as to reflect the light away from adjoining Rural and Residential zoning districts.