
ARTICLE 1334
I-2 HEAVY INDUSTRIAL

Section 1334.01 **Purpose**

The purpose of the I-2 district is to provide an area where various industrial activities can be accommodated without creating undesirable or incompatible situations with surrounding land uses.

Section 1334.02 **Permitted Uses**

- A. Manufacturing and Production (Indoors)
- B. Manufacturing and Production (Heavy or Outdoors)
- C. Railroads and public or quasi-public utilities including substation.
- D. Motor, Rail, or Air Freight Terminal
- E. Barge Terminal
- F. Distribution Facilities
- G. Light Warehousing
- H. Traditional Warehousing
- I. Heavy Warehousing
- J. Wholesale businesses
- K. Outdoor Material and Supply Bulk Sales
- L. Laundry and clothes cleaning and dyeing establishments.
- M. Laboratory
- N. Communication Tower or Antennae
- O. Communications network facility, headend, or hub
- P. Firearms Sales Establishments
- Q. Dwelling unit of caretaker or guard
- R. Mobile Home Sales
- S. Public Parks and Recreational Facilities
- T. Offices
- U. NanoBrewery
- V. Brewpub
- W. Craft Production Facility
- X. Cemeteries
- Y. Uses permitted in Articles 1327, 1329, and 1331, exclusive of residential uses.
- Z. Building structures and uses owned and operated by the City of Huntington.
- AA. Accessory uses and accessory buildings incidental to the above uses and located on the same lot.
- BB. Special Permit in Section 1334.12 and in agreement with Article 1359 of this Ordinance.

Section 1334.03 Bulk and Area Regulations

	When Adjacent to an I-1 or I-2 Zone	When Adjacent to a C-1, C-2, or C-3 Zone	When Adjacent to a R-1, R-2, R-4, or R-5 Zone
Lot			
Minimum Lot Area	20,000 square feet		
Maximum Lot Coverage	90 percent		
Setbacks -			
Minimum Front Yard	None	15 feet	25 feet
Minimum Side and Rear Yards	15 feet	25 feet	50 feet
Building Height			
Maximum Building Height, Principal Uses	100 feet	55 feet plus 1 foot for each 1 foot of upper story stepback, but no greater than 100 feet in height. See Fig. 1334.A	Maximum building height of the adjacent residential zone plus 1 foot for each 2 feet of upper story stepback, but no greater than 100 feet in height. See Fig. 1334.A
Maximum Building Height, Accessory Buildings	20 feet		

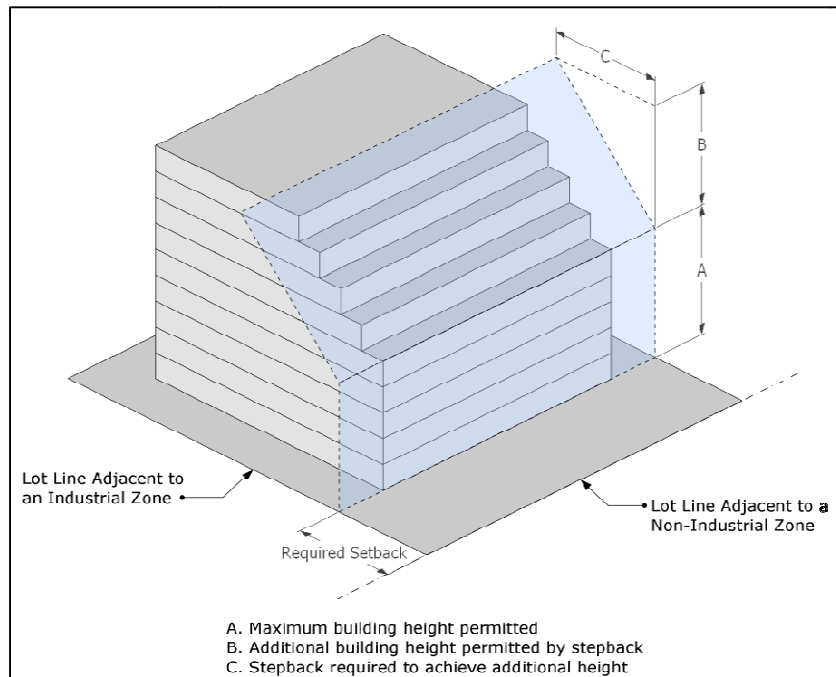


Figure 1334.A: An example of stepback requirements.

- A. Parking
- B. Signs
- C. Landscaping

See Article 1343
 See Article 1345
 See Article 1347

Section 1334.04 Performance Standards

The requirements herein are intended to provide a basis for determining the compatibility of land uses that may produce measurable adverse environmental effects on their surroundings.

1. Noise. At no point along the property line from which the noise emanates from shall the noise level of continuous sound exceed 80 decibels. Impulsive sounds shall not exceed 105 decibels.
 - a. Exemptions. The following shall be exempt from noise performance standards:
 - 1) Noises of construction or maintenance activities from 7 a.m. to 9 p.m.
 - 2) Noises of safety signals, warning devices, and emergency pressure relief valves.
 - 3) Transient noises of moving sources such as transportation vehicles.
 - 4) Other noises not under the direct control of the property user.
2. Vibration. No perceptible vibrations shall be permitted at the property line.
3. Smoke, Particulate Matter and Gases. The emission of smoke, dust, fumes, gases, and similar matter which can cause any damage to human or animal health or vegetation, or to other forms of property, or which can cause any soiling or staining of persons or property at the point beyond the lot line of the use creating the emission is prohibited. Standards concerning such emission shall be in accord with the rules and regulations of the West Virginia Division of Environmental Protection.
4. Odor. No activity or operation shall cause at any time the discharge of toxic or noxious odor beyond the lot line of the lot on which it is located.
 - a. Exemptions. The following shall be exempt from odor performance standards:
 - 1) Odors from regular or required maintenance of the facility or site between 7 a.m. and 6 p.m.
5. Glare and Heat. Glare, whether direct or reflected, such as from spot lights or high temperature processes, and as differentiated from general illumination, shall be not visible beyond the lot line of the lot on which the use is located.
6. Fire Hazards. No activity or operation shall be established which fails to meet requirements of Life Safety 101, Fire Code.

Section 1334.05 Special Permit.

See Article 1359 for Special Permit Procedures and Regulations applicable to specific uses identified as permitted Special Permits.

- A. Airport or Heliport
- B. Bars
- C. Towing Services in agreement with section 1341.30
- D. Junk Yard and Salvage Yards in agreement with section 1341.30
- E. Manufacturing and Production with Caustic or Hazardous Materials (excluding steel manufacturing, steel recycling, metal fabrication, and machining).
- F. Mineral Extraction, Borrow Pit, Top Soil Removal and their Storage Areas
- G. Oil and Gas Exploration
- H. Penal or Correctional Institution
- I. Commercial Recreational Facility (Indoors)
- J. Commercial Recreational Facility (Outdoors)
- K. Motor, rail, or air freight terminal
- L. Pawnshop

- M. Crematories
- N. Fuel storage, bulk
- O. Landfills, dumps, incinerators
- P. Planned Unit Developments
- Q. Radio and Television Towers
- R. Recycling Centers in agreement with section 1341.20
- S. Transfer Station for Solid Waste
- T. Adult Uses in agreement with section 1341.40
- U. Tattoo Parlor in agreement with section 1341.41
- V. Limited Video Lottery/Keno Establishment in agreement with section 1341.47
- W. Uses that are not otherwise Permitted Uses or Special Permits in this or any other district and that are similar in the judgment of the Planning Commission staff to Special Permits in this district.

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BE IT FURTHER ORDAINED that all other articles, sections and subsections of Section Thirteen of the Codified Ordinances of the City of Huntington, as revised, shall remain in full force and effect until further Ordinance of this Council.

BE IT FURTHER ORDAINED that these amendments to the Codified Ordinances of the City of Huntington, as revised, shall become effective upon its adoption by Council and approval by the Mayor.

SPONSORED BY _____

APPROVED AS TO FORM BY EBH

FIRST READING _____

SECOND READING _____

DATE _____

BARBARA MILLER, CITY CLERK

DATE

STEVE WILLIAMS, MAYOR

DATE _____

APPROVE

VETO