



I - 2 Heavy Industrial District

The I-2 Heavy Industrial District is intended to provide for heavy industrial uses not otherwise provided for in the districts established by this Resolution. The intensity of uses permitted in this district makes it desirable that they be located away from residential and commercial uses whenever possible.

Note: *Certain extremely obnoxious or hazardous uses will require special permission to locate in this district.*

Some of the Regulations in District I - 1 are:

No Building or land shall be used, and no building or structure shall be erected, altered, or enlarged which is arranged or designed for other than one of the uses listed below:

1. Any use permitted in the I-1 District.
2. Blacksmith shops.
3. Contractor's office and equipment storage yard.
4. Manufactured housing production, sales, and storage.
5. Meat processing and packing.
6. Radiator repair shops.
7. Steel fabricators and assembly.
8. Storage yards providing the storage yard is completely enclosed with a six (6) foot fence or wall.

Some uses that may be allowed after a Special Use Permit is submitted, reviewed and approved are:

- a. Heavy industrial uses having the potential for significant environmental hazard, including but not limited to:
1. Automobile wrecking yards, junk yards, and scrap processing yards when said yard is completely enclosed with six (6) foot solid fence and no junk or scrap is stored outside the fence or wall and subject to other restrictions imposed by the Board of Zoning Appeals.
 2. Abattoirs (slaughter houses).
 3. Abrasives manufacture.
 4. Acid manufacture.
 5. Ammonia, bleaching powder, or chlorine manufacture.
 6. Asphalt and asphalt products manufacture.
 7. Automobile and truck assembly plants.
 8. Bedding, carpet, and pillow manufacture.
 9. Blacksmith shop.
 10. Boat manufacture.
 11. Brick, tile, clay pipe, and other clay products manufacture.
 12. Cellophane manufacture.
 13. Cement, lime, and plastic and products manufacture.
 14. Charcoal manufacture.
 15. Coal and coke yards.
 16. Creosote manufacturing and treatment.
 17. Disinfectants manufacture.
 18. Distillation of bones, coal, petroleum, refuse grain, tar, and wood.
 19. Dumps (sanitary landfills).
 20. Enamels and paint manufacture.
 21. Excelsior and fiber manufacture.

22. Explosives, ammunition, fireworks, or gun powder manufacture.
23. Fat rendering, manufacture of products from fats, oils, animal, or vegetable, by baking.
24. Feed grain and flour processing.
25. Felt manufacture.
26. Fertilizer manufacture.
27. Flammable liquids, manufacture and storage in bulk plant.
28. Garbage and waste incinerators.
29. Grease or tallow manufacture.
30. Insulation material manufacture.
31. Junk yards and auto wrecking.
32. Leather or hide processing.
33. Linseed oil, shellac, or turpentine manufacture or refining.
34. Meat processing and packing.
35. Metals, all type fabrication and manufacture.
36. Millwork, wood products.
37. Mixing plants (permanent), cement, mortar, plaster, and paving materials.
38. Oilcloth and linoleum manufacture.
39. Oxygen manufacture and storage.
40. Paper, pulp, cardboard, and building board manufacture.
41. Petroleum refining.
42. Planting or sawmills.
43. Plastics and peroxyene manufacture
44. Potash works.
45. Pottery, porcelain, and vitreous china manufacture.
46. Poultry dressing, wholesale.
47. Railroad car repair and manufacture.
48. Ready-mix concrete and asphalt mix plants.

49. Recyclable items, storage and processing plants.
50. Rock crushers.
51. Rodenticide, insecticide, or pesticide mixing plants.
52. Rubber products manufacture.
53. Scrap paper or rag storage, sorting, or bailing within enclosed building.
54. Soap, detergent, and working compound manufacture.
55. Soybean oil manufacture.
56. Stockyard and slaughter houses.
57. Stonecutting, monument manufacture.
58. Stone quarry.
59. Storage of bulk oil, gas, and explosives.
60. Tar and waterproofing materials manufacture.
61. Tire or battery manufacture.
62. Wrecking contractor's yard.
63. Other uses which may be noxious or offensive by reason of the emission of odor, dust, smoke, gas, noise, or vibration.

Other Use Regulations

- Where the lot will be served by public water and sewer, the minimum lot size shall be one (1) acre.
- Minimum lot size shall be three (3) acres, when water and sewer service is provided on a lot.
- The principal and accessory buildings shall not cover more than twenty (20) percent of the lot area.
- When a building in an I-1 District is located within one hundred fifty (150) feet of a residential district zone, buildings or structures shall not exceed forty-five (45) feet in height.

- When a building in an I-1 District is located more than one hundred fifty (150) feet of a residential district zone, buildings or structures shall not exceed seventy-five (75) feet in height.
- Front yard having a depth of not less than twenty-five (25) feet, except as required for arterial streets and collector streets.
- Lot or lots located at the intersection of two or more streets or roads; there shall be a front yard on each street side of a corner lot.
- Double frontage or a corner lot, a front yard shall be provided on both streets.
- Side yard having a depth of not less than twenty (20) feet.
- Rear yard having a depth of not less than twenty-five (25) feet.

The information provided in this brochure is intended to provide general information only. Each individual situation may have additional restrictions or requirements. The Zoning Regulations for Russell County are available for inspection or purchase from the Russell County Zoning Office. Application forms and fee schedules are also available.

The Russell County Zoning Office is located on the first floor of the Russell County Courthouse. We may be reached at (785) 483-6650 from Monday through Friday, 8:00 A.M. until 5:00 P.M.

Or, contact us by mail at:

Russell County Zoning
P. O. Box 113
Russell, Ks. 67665

Please contact our office for help with any questions you have concerning your specific project. We will be happy to assist you!