

SECTION 26 I-2 HEAVY INDUSTRIAL DISTRICT

(a) *Purpose and Intent.* This district is intended for heavy industrial uses and other uses not otherwise provided for in the other industrial districts. The intensity of uses permitted in this district makes it necessary to separate it from all residential districts wherever possible with good accessibility provided to major rail, air facilities and highways, areas zoned I-2 are intended to be at least five (5) acres in size.

(b) *Permitted and Conditional Uses*

PERMITTED USES

Animal Boarding Kennel
Bakery, Wholesale
Brewing or Distilling
Building Materials, General
Business Trades, i.e., plumbing, heating
& air conditioning
Cabinet or Woodwork Shop
College Housing
College Dormitory
Construction Business/Yard
Electrical Equip. Mfg.
Equipment Mfg.
Factory
Fire Station
Frozen Food Locker
Heating Equipment Mfg.
Junk or Salvage Yard
Laboratory
Lumber Yard w/ or w/o Sales
Masonry/Stone Business
Park, Public
Railroad Terminal
Railroad Shop
Reservoir, Wet or Dry Detention
Sand, Gravel, or Earth Sales or Storage
School, Trade or Vocational
Toy Mfg.
Train Station
Transportation Equip. Mfg.
Trucking Establishments
Utility Facilities
Vehicle Assembly
Vehicle Rental
Water Treatment/Storage Plant
Watershed Conservation or Flood Control Plant

CONDITIONAL USES

Animal Products Processing Plant
Bulk Fuel Station/Material Storage
Canning
Chemical Manufacturing
Club or Lodge w/ Alcohol
Communication Tower
Convenience Store w/ Gas
Dance Studio
Fairgrounds
Food/Grain Processing
Gas, Bottled
Heliport
Incinerators
Industrial Uses involving chemicals,
combustible materials, etc.
Landfill
Landscape/Nursery Services
Mining/Quarry Operations
Packing Plant
Power Plant
Practice Range
Recycling/Reclamation
Sawmill & By-Products Sales
School, Public or Denominational
Septic Tank Service
Zoo

(c) *Use Limitations*

- A. No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises may reside on the premises.
- B. No junk, scrap, salvage, or automobile wrecking yard shall be located within five-hundred (500) feet of any Residential District.
- C. All uses shall operate in accordance with the noise standards contained in the Rogers Noise Ordinance.
- D. No use shall emit an odor that creates a nuisance.

(d) *Bulk Regulations*

- A. Maximum height: Seventy-five (75) feet.
- B. Minimum yard requirements (additional bufferyard may be required by the Rogers Planning Commission):
 - 1. Front yard: One-hundred (100) feet.
 - 2. Interior side yard: Fifty (50) feet.
 - 3. Exterior side yard: One-hundred (100) feet.
 - 4. Rear yard: Fifty (50) feet.
- C. Maximum building coverage: Fifty (50) percent.

(e) *Open Space Requirements*

- A. Minimum open space: Not less than fifteen (15) percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified by the Rogers Planning Commission. Open space shall not include areas covered by building, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.
- B. Maximum impervious surface: The combined area occupied by all main and accessory buildings or structures, parking storage, loading and other paved areas shall not exceed eight-five (85) percent of the total lot area unless modified by the Rogers Planning Commission.

(f) *Design Requirements*

- A. A site plan, meeting the requirements of the Rogers Large Scale Development Ordinance, shall be approved.
- B. A landscape plan, meeting the requirements of the Rogers Large Scale Development Ordinance, shall be approved.
- C. All off-street parking and vehicular use areas shall be screened from all residential uses.
- D. Refuse storage areas shall be screened from view.
- E. Mechanical and electrical equipment, including air conditioning units, shall be screened from view.
- F. Lighting shall be designed to reflect away from any adjacent or nearby residential areas.

(g) *Bufferyard Regulations.* Whenever any development in an I-2 District is located adjacent to any other district, screening and a bufferyard shall be provided as required by the Rogers Planning Commission.

(h) *Off Street Parking*

Ample space must be provided for trucks to load and maneuver off the public right-of way.

RESIDENTIAL

Single-Family Dwelling	2 spaces per dwelling unit.
Rooming Houses, Dormitories, Fraternities, and Sororities, Boarding Houses (and similar uses and establishments)	1 space per sleeping accommodation.

OFFICE AND INSTITUTIONAL USES

Lodge Halls, Exhibition Halls, Clubs (and similar places of public assembly)	1 space per 200 sq. ft. of net floor area
Nursery, Kindergarten and Day-Care Centers	1 space per 500 sq. ft. of net floor area and one (1) space per employee. Loading and unloading spaces shall be required at a rate of one (1) for each ten (10) children accommodated.

Elementary School (grades 1-6) 1 space per classroom. Stacking space for drop-off and pick-up shall be required on the site.

Junior High School (grades 7-9) 4 spaces per classroom. Stacking spaces for buses and automobiles shall be required on the site.

Senior High School (grades 10-12) 1 space for every five (5) full-time students plus 1.5 spaces per classroom.

College, University 1 space for each 300 sq. ft. of net floor area, or 1 space per four (4) students, whichever is greater.

Business and Professional Office (and similar uses or establishment) 1 space per 300 sq. ft. of net floor area. For structures larger than ten thousand (10,000) sq. ft., the above parking requirement shall be provided and the following percentage shall be taken of the remaining net floor area:
10,001-20,000 sq. ft. – 95% of requirement
20,001-30,000 sq. ft. – 90% of requirement
30,001-40,000 sq. ft. – 85% of requirement
40,001 sq. ft. and up – 80% of requirement

COMMERCIAL USES

General Business and Retail Sales (except as otherwise provided herein) 1 space per 250 sq. ft. of net floor area up to ten thousand (10,000) sq. ft., the above parking requirement shall be provided and the following percentage shall be taken off the remaining net floor area:
10,001-20,000 sq. ft. – 95% of requirement
20,001-30,000 sq. ft. – 90% of requirement
30,001-40,000 sq. ft. – 85% of requirement

	40,001 sq. ft. and up – 80% of requirement
Drive-Through Commercial Facilities	In addition to the other parking space requirements, holding or stacking spaces for each service window. Each stacking space shall be no less than ten (10) feet wide by twenty (20) feet long.
Automotive Services (Service Stations, Garages, Automobile Washing Facilities and similar uses)	5 spaces plus 1 space for each 200 sq. ft. of net building area.
Manufacturing, Processing and Wholesaling (and similar uses or establishments)	1 space per 600 sq. ft. of net floor area
Warehouse and Storage	5 spaces plus 1 space per 2,000 sq. ft. of net floor area up to 50,000 sq. ft.; then, in addition to the above requirement, 1 space per 10,000 sq. ft. above 50,000 sq. ft. or portion thereof.

(i) *Loading Space Standards*

FLOOR AREA (sq. ft.)	LOADING SPACES REQUIRED
5,000 – 25,000	1
25,000 – 40,000	2
40,000 – 100,000	3
100,000 – 160,000	4
160,000 – 240,000	5
240,000 – 320,000	6
For each additional 90,000	1 added space

(j) *Permitted Signs*

A. Freestanding – 1 per lot not to exceed 200 square feet in area and 35 feet in height with a bottom-of-sign-to-ground clearance of 6 feet.

B. Wall – 1 per establishment not to exceed