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HI: HEAVY INDUSTRIAL DISTRICT

This district is intended to provide for general industrial uses which may create some nuisance and which are not properly associated with, nor compatible with residential, office, or commercial establishment. All uses in this district shall comply with any state or local regulations regarding noise, emissions, dust, odor, glare, vibration or heat when applicable.

10.01 Permitted Uses

Permitted Use	Applicable Standards
Wholesale trade	12.02, 12.04, 12.05, 12.06, 12.11
General manufacturing other than those listed below	12.02, 12.04, 12.05, 12.06, 12.11
Farm store or feed store	12.02, 12.04, 12.05, 12.06, 12.11
Contractor's shop/storage yard	12.02, 12.04, 12.05, 12.06, 12.11
Public utility facility	12.02, 12.04, 12.05, 12.06, 12.11
Frozen food locker	12.02, 12.04, 12.05, 12.06, 12.11
Wireless communication facility on existing support structure	12.02, 12.04, 12.05, 12.06, 12.11
Electrical substation	12.02, 12.11
Retail	12.02, 12.04, 12.05, 12.06, 12.11 Being an accessory use when in conjunction with a primary use of wholesaling or manufacturing.
A warehouse or mini-warehouse	12.02, 12.04, 12.05, 12.06, 12.11
Bus and truck wash	12.02, 12.04, 12.05, 12.06, 12.11

Permitted Use	Applicable Standards
Truck repair, sales, and service	12.02, 12.04, 12.05, 12.06, 12.11 No unscreened outdoor storage of parts.
Fruit and vegetable canning and processing	12.02, 12.04, 12.05, 12.06, 12.11
Refining	12.02, 12.04, 12.05, 12.06, 12.11
Motor vehicle repair shop	12.02, 12.04, 12.05, 12.06, 12.11 An adequate number of parking spots to store the cars and screen parts and materials from view.
Accessory use and buildings (i.e. garage, shed)	12.02, 12.03 *(see definition)*

10.02 Conditional Uses

Conditional Use	Applicable Standards
Bus/truck terminal	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Telecommunications tower	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Off-premise signs	12.02, 12.07, 19.01
Recycling collection facility	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Manufacture of: acid, alcohol, ammonia, asphalt, bleach, cement, chlorine, dyestuffs, explosives, fertilizer, glue, gypsum, lime, oils, paint, plaster or paris, shellac, sizing, turpentine or yeast	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Stockyards/slaughtering of animals	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Rendering	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Distillation of products	12.02, 12.04, 12.05, 12.06, 12.11, 19.01

Conditional Use	Applicable Standards
Paper manufacturing **Smelting** **Boilerworks**	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Tank farm; petroleum products terminal	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Grain terminal; grain processing	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Salvage yard	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Manufacture and storage of electric transformers	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Quarry	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 Subject to the site being located at least 1,000 feet from residential properties.
Automobile storage yard	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 Screening of the storage yard with fence, berm, vegetation or placement on the lot.
Recycling processing facility	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 Any outdoor storage of recyclable materials must be within an opaque screened area and all processing operations must be fully enclosed.
Broadcast tower	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 Being located at least 300 feet from a residential district.
Solid waste transfer facility	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 Screening of the storage area with fence, berm, vegetation or placement on the lot. Traffic to and from the facility will not travel on residential streets.
Wind energy conversion system	12.02, 12.04, 12.05, 12.06, 12.11, 12.15, 19.01

10.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 12.04).

	Minimum Lot Area (SF)	**Minimum Lot Width (ft)**	**Front Yard (ft)**	**Side Yard (ft)**	**Rear Yard (ft)**	**Maximum Height (ft)**
All Uses	5,000	50	50 see #2, #3	10	10	75 see #1

Exceptions

#1 A conditional use permit will be required for any structure having a maximum height exceeding 75 feet. (See 19.01)

#2 There shall be a required front yard on each street side of a double frontage lot. There shall be a required front yard on each street side of a corner lot.

#3 One required front yard may be reduced to 15 feet on corner lots.

#4 See also Adjustment to Yard Regulations (Chapter 13) for other specific exceptions.