

# 10

## **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**

<b>Permitted Use</b>	<b>Applicable Standards</b>
<b>Wholesale trade</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>General manufacturing other than those listed below</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Farm store or feed store</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Contractor's shop/storage yard</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Public utility facility</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Frozen food locker</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Wireless communication facility on existing support structure</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Electrical substation</b>	12.02, 12.11
<b>Retail</b>	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.
<b>A warehouse or mini-warehouse</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Bus and truck wash</b>	12.02, 12.04, 12.05, 12.06, 12.11

<b>Permitted Use</b>	<b>Applicable Standards</b>
<b>Truck repair, sales, and service</b>	12.02, 12.04, 12.05, 12.06, 12.11 No unscreened outdoor storage of parts.
<b>Fruit and vegetable canning and processing</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Refining</b>	12.02, 12.04, 12.05, 12.06, 12.11
<b>Motor vehicle repair shop</b>	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.
<b>Accessory use and buildings (i.e. garage, shed)</b>	12.02, 12.03 (see definition)

## **10.02 Conditional Uses**

<b>Conditional Use</b>	<b>Applicable Standards</b>
<b>Bus/truck terminal</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Telecommunications tower</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Off-premise signs</b>	12.02, 12.07, 19.01
<b>Recycling collection facility</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>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</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Stockyards/slaughtering of animals</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Rendering</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Distillation of products</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Paper manufacturing Smelting Boilerworks</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01

<b>Conditional Use</b>	<b>Applicable Standards</b>
<b>Tank farm; petroleum products terminal</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Grain terminal; grain processing</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Salvage yard</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Manufacture and storage of electric transformers</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Quarry</b>	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.
<b>Automobile storage yard</b>	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.
<b>Recycling processing facility</b>	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.
<b>Broadcast tower</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 Being located at least 300 feet from a residential district.
<b>Solid waste transfer facility</b>	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.
<b>Wind energy conversion system</b>	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).

	<b>Minimum Lot Area (SF)</b>	<b>Minimum Lot Width (ft)</b>	<b>Front Yard (ft)</b>	<b>Side Yard (ft)</b>	<b>Rear Yard (ft)</b>	<b>Maximum Height (ft)</b>
<b>All Uses</b>	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.