



HI – Heavy Industrial District

Purpose Statement

The Heavy Industrial district is intended to provide for uses which by their nature could exhibit characteristics harmful, noxious, or detrimental to surrounding uses of the land.

Permitted Uses

Agricultural Uses: Livestock collection and transfer depots; ponds.

Residential Uses: None.

Community, Civic, and Institutional Uses: Municipal, cultural, or public uses; places of worship.

Commercial, Office, and Service Uses: Offices, research and professional services.

Industrial and Extraction Uses: Heavy manufacturing, fabrication, and processing; warehousing/distribution;

metallic mining exploration.

Accessory, Temporary, and Other Uses: Accessory buildings, structures, and uses; permanent use of storage/shipping containers as an accessory structure; off-street public parking lot or garages; solar energy systems for private use; small wind energy systems; wireless telecommunication facilities.

Conditional Uses

Agricultural Uses: Slaughterhouses.

Residential Uses: None.

Community, Civic, and Institutional Uses: Essential services and utilities.

Commercial, Office, and Service Uses: None.

Industrial and Extraction Uses: Indoor sales of products manufactured onsite; solid waste disposal, composting,

requires Board of Adjustment approval

and recycling facilities; storage/impound yards, junk yards, and salvage yards; nonmetallic mining.

Accessory, Temporary, and Other Uses: Concrete/blacktop mix plants, processing stockpiling, and recycling of road building materials; solar energy systems for commercial use; large wind energy systems.

Accessory Structures

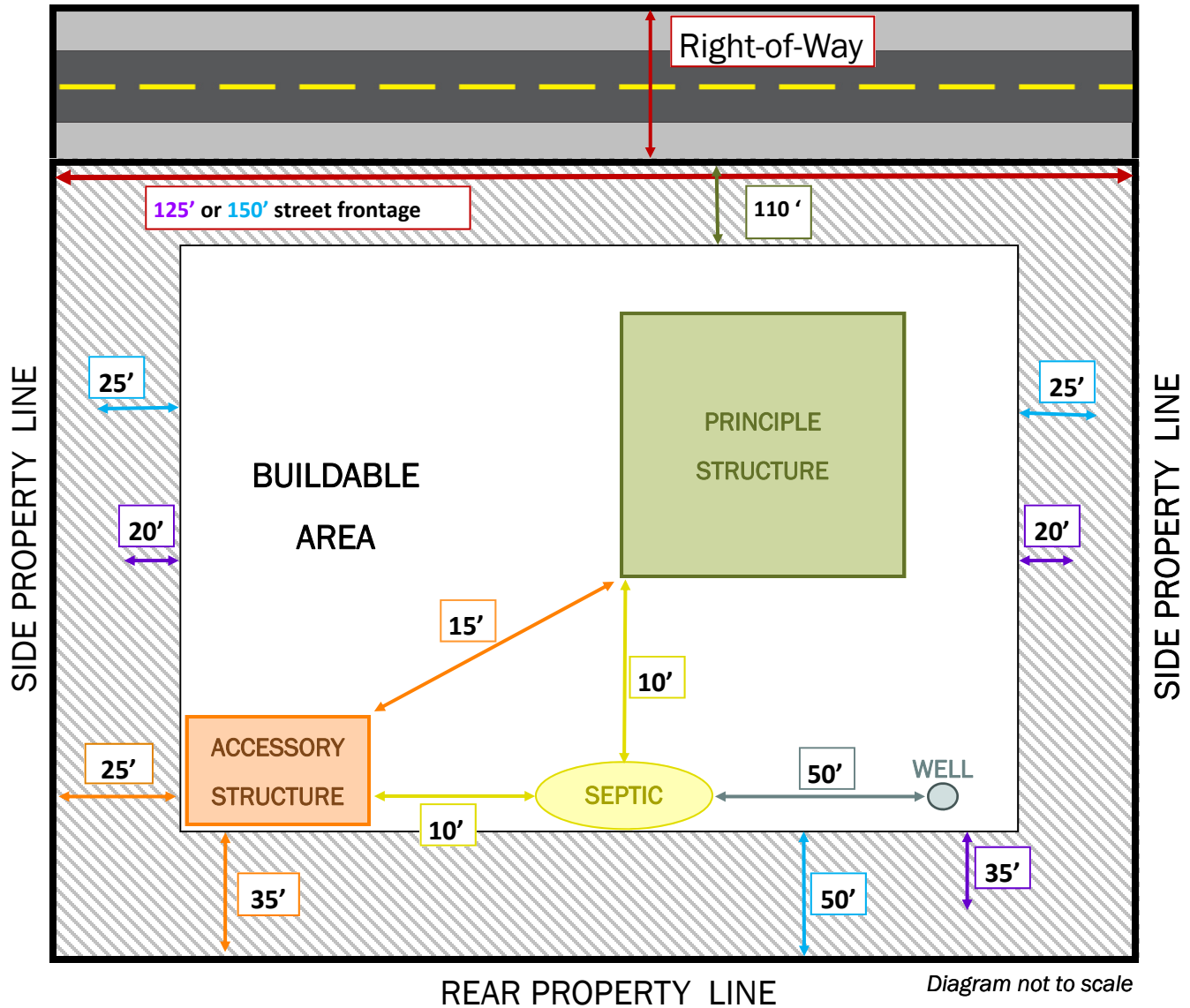
- May be located in the rear, side, or front yard.
- Principle structure must exist prior to an accessory structure.
- No maximum size.
- 35 feet maximum height.

- A conditional use permit may be applied for: Accessory building(s) exceeding the dimensional limitations of the Code (for personal/private use and/or accessory to the principal use of the lot).

Livestock Requirements

- Keeping of livestock not permitted in the Heavy Industrial district.

Minimum Setbacks & Lot Requirements



Minimum Lot Requirements

- 1 acre lot area
- 125 feet street frontage adjacent to non-residential district
- 150 feet street frontage adjacent to residential district.
- 66 ft of access to a public road

Minimum Principle Structure Setbacks

- 110 feet from all road right-of-ways
- 25 feet from side property lines
- 35 feet from rear property line
- 60 feet maximum height

Minimum Accessory Structure Setbacks

- 15 feet from principal structure
- 25 feet from side property lines
- 35 feet from rear yard property line
- 35 feet maximum height

Adjacent to Non-Residential District

- 20 feet from side property line
- 35 feet from rear property line
- 60 feet maximum height

Adjacent to Residential District

- 25 feet from side property line
- 50 feet from rear property line
- 60 feet maximum height