

SUBCHAPTER 41

HEAVY INDUSTRIAL (IH) ZONE

41.005 Purpose

The purpose of the Heavy Industrial (IH) zone is to define and protect areas suitable for manufacturing and heavy industry; for uses which are potentially incompatible with most other land uses, or for uses which require major rail, truck, or aircraft shipping facilities.

41.010 Permitted Uses

Within any IH zone, no structure shall be used, constructed, erected, or altered and no lot shall be used or occupied for any purposes except the following:

- A. Appliance, office, and electrical equipment manufacture:
- B. Motor freight depot or Warehouse;
- C. Billboard;
- D. Building supply manufacture, contracting, and allied trades:
- E. Cement, clay, glass and stone products manufacturing facilities:
- F. Chemicals and allied products manufacture:
- G. Construction and Special Trade Contractors
- H. Cogeneration Facility
- I. Data Center
- J. Electrical and Electronic Machinery, Equipment, and Supplies
- K. Fabricated Metal Products
- L. Food, grain, feed, and derivative products processing facilities:
- M. Food processing:
- N. Furniture and fixture manufacture;
- O. Handcraft Industries, small scale manufacturing
- P. Laundry, cleaning and garment services
- Q. Leather and leather products manufacture:
- R. Machinery manufacturing:
- S. Metals, manufacture and processing;
- T. Mining and quarrying:
- U. Miscellaneous Uses: Those miscellaneous uses as listed in Subchapter 40, Light Industrial Zone, Subsection 40.010N.
- V. Paper and allied products, assembly and manufacture:
- W. Petroleum and petroleum by-products processing and storage:
- X. Printing, publishing and allied industries:
- Y. Professional, scientific and control equipment manufacture:
- Z. Offices
- AA. Recreational facilities:
- BB. Recycling ~~Facility~~Facility – Not Including Automobile Wrecking Yards
- CC. Research and Development or Business Incubator
- DD. Rubber and Miscellaneous Plastics Products
- EE. Storage facilities:

- FF. Textiles and finished textile products
- GG. Transportation equipment manufacture, repair, service, or storage:
- HH. Well-drilling and pump-repair facility;
- II. Wholesale firm (not open to general public);
- JJ. Wood and lumber products processing, manufacture, and storage:
- KK. Streets and sidewalks;
- LL. Projects identified in the Transportation System Plan.

41.015 Prohibited Uses

Within an IH zone, the following uses are prohibited:

- A. Residential dwellings of any kind, excepting dwellings or manufactured dwellings used for caretakers or night watch persons.
- B. Automobile wrecking yards.

41.020 Height

Within an IH zone, no building shall exceed a height of 70 feet.

41.025 Lot Area

The minimum area of any lot or parcel within an IH zone shall be 5,000 square feet.

41.030 Lot Width

The minimum width at the front lot line of any lot in the IH zone shall be 50 feet.

41.035 Yards

A. Front Yards: No front yard shall be required for any lot or parcel in the IH zone unless the front yard is adjoining or across the street from property used or zoned for residential uses. ~~When the~~ A front yard is adjoining or across the street from property used or zoned for residential uses shall have a minimum front yard setback of ~~twenty-five (2015)~~ feet and shall conform to the buffering and screening requirements of ~~S~~section 54.010.

B. Side and Rear Yards: No side or rear yard shall be required for any lot or parcel in an IH zone unless a side or rear yard is adjoining or across the street from property used or zoned for residential uses. A side or rear yard adjoining or across the street from property used or zoned for residential uses shall have a minimum side or rear yard setback of ten (10) feet and shall be bounded by a fence or sight-obscuring evergreen hedge at least six (6) feet high.

~~which does not adjoin property used or zoned for residential uses. A side yard of five feet shall be provided on any side of a lot or parcel in an IH zone which adjoins property used or zoned for residential uses; such a side yard shall be bounded by a fence or sight-obscuring evergreen hedge at least six (6) feet high.~~

~~C. Rear Yards: No rear yard shall be required for any lot or parcel in an IH zone which does not adjoin property used or zoned for residential uses. A rear yard of five feet shall be provided on any lot or parcel in an IH zone which has a rear lot line adjoining property used or zoned for residential uses; such a rear yard shall be bounded by a fence or sight-obscuring evergreen hedge at least six feet high.~~

41.040 Parking and Access

A. When a front setback is required under Section 40.035(A) the following standards shall apply:

a. Parking shall be prohibited between front building line and street.

b. No parking area shall exceed 50% of the total frontage of the site.

A.B. Access points to property from a street shall be located to minimize traffic congestion, and maximum effort shall be made to avoid directing traffic into residential areas. Existing access road and access points shall be used to the maximum extent possible to serve the greatest number of uses. All access roads and driveways shall be surfaced with asphaltic concrete or similar permanent surfacing.

41.055 Industrial Performance Standards

The discharge into the environment of solids, liquids, or gases in such quantities as to be detrimental to the public health, safety and welfare or to cause injury to human, plant, or animal life or to property is prohibited in this zone. In an IH zone, no land or structure shall be used or occupied unless there is continuing compliance with the following standards:

A. Heat, glare, and light:

1. Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed building; such heat and glare shall not be discernible at or beyond the property line;
2. Exterior lighting shall be directed away from and shall not reflect on adjacent properties.

B. Noise:

Noise shall be muffled and shall not be objectionable due to intermittence, frequency, or shrillness and shall not exceed the standards established by the State Department of Environmental Quality.

C. Sewage:

Adequate provisions shall be made for the disposal of sewage and waste materials. Such provisions shall meet the requirements the State Department of Environmental Quality.

D. Vibration:

No vibration, other than that caused by highway vehicles and trains, shall be permitted if such vibration will endanger the health, welfare, or safety of the public or constitute a public nuisance.

E. General Standards:

No activity shall be conducted in the IH zone which will cause the emission of noise, vibration, residue, discharge or odor which is offensive to the community.

41.060 Conditions

Conditions may be established by the Planning Commission for any use, activity, or structure subject to the site review provisions of the IH zone. Such conditions shall be the minimum necessary to insure that the purpose of the IH zone is accomplished. Guarantees and evidence that such conditions will be complied with may be reviewed.