

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

Permitted uses within the Heavy Industrial (IH) Zone are presented in Subchapter 37. Uses not allowed within the matrix are considered to be prohibited, except as provided in Section 10.050.

41.015 Prohibited Uses

Within an IH zone, the following uses are explicitly prohibited:

- A. Residential dwellings of any kind, excepting dwellings or manufactured dwellings used for caretakers or night watch persons.
- B. Automobile wrecking yards.
- C. Medical Marijuana Dispensary.
- D. Recreational Marijuana Retail.

41.021 Special Use Limitations for Marijuana Facilities

Special use limitations for marijuana facilities in industrial zones are presented in IDC Subchapter 45.

41.025 Area and Dimension Requirements

Allowed height, lot area, setbacks and other area and dimension requirements in the Heavy Industrial (IH) Zone are presented in Subchapter 38.

41.040 Parking and Access

- A. When a front setback is required under Section 41.025 the following standards shall apply:
 - 1. Parking shall be prohibited between front building line and street; and
 - 2. No parking area shall exceed 50% of the total frontage of the site.
- 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 roads 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

Performance standards for development in industrial zones are presented in IDC Subchapter 39.

41.060 Conditions

Conditions may be established for any use, activity, or structure in 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.