

Sec. 17-25. - "HI" Heavy Industrial District regulations.

- (a) *Use.* Buildings and premises may be used for retail, office and service uses as well as manufacturing and industrial uses. Such uses which produce dust, fumes, gas, noxious odor, smoke, glare or other atmospheric influence beyond the boundaries of the property on which such use is located, and which produce noise exceeding in intensity at the boundary of the property the average intensity of noise of street traffic at that point, and which may create fire or explosive hazards are subject to conformance with all applicable local, state and federal regulations. Uses which fail to comply with such regulations may be required to cease operation. Allowable uses include:
- (1) Any use permitted in district "LI" and "WH" as regulated in said districts.
 - (2) Wrecker service storage yards, auto salvage yards and junk yards, but only on condition that the storage is wholly within an enclosed building or surrounded by a structural screening wall of concrete or reinforced masonry. Such wall shall be a minimum of eight feet in height (SUP required).
 - (3) Storage yards and contractor's yards (SUP required).
 - (4) Church worship facilities.
 - (5) Buildings and uses owned or operated by public governmental agencies.
 - (6) The following uses are permitted only when all portions of the operation or use are located a minimum of 200 feet from any residentially zoned property, and with a specific use permit (SUP required):
 - a. Acid manufacturing.
 - b. Cement, lime, gypsum or plaster of Paris manufacturing.
 - c. Glue manufacturing involving distilling of bones or other organic matter.
 - d. Explosives manufacturing and storage.
 - e. Magnesium manufacturing or processing.
 - f. Fat rendering.
 - g. Paper and pulp manufacturing.
 - h. Refining of or bulk tank storage of petroleum or its products.
 - i. Smelting of tin, copper, zinc or iron ores or other metals.
 - j. Stockyards, slaughter or processing of animals.
 - k. Permanent batch plant (concrete).
 - (7) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
 - (8) Accessory buildings and uses customarily incidental to any of the above uses, provided that such not be objectionable because of odor, excessive light, smoke, dust, noise,

vibration or similar nuisances. Open storage shall be considered an accessory use but no more than ten percent of the platted lot may be used for outside storage, including access and maneuvering areas for moving the stored items. Any use requiring more than ten percent outside storage shall require a special use permit (SUP).

- (9) Private utility plants or sub-stations (including alternative energy) (SUP required).
 - (10) Cemetery, columbarium, mausoleum and accessory uses (SUP required).
 - (11) Recycling facility (SUP required).
 - (12) Uses specifically prohibited in zoning district "LI" (SUP required).
- (b) *Height.* No building shall exceed in height the width of the street on which it faces, plus the depth of the front yard. In no event, however, shall any building exceed two stories when any portion of the building is located within 150 feet of any property zoned for residential purposes.
- (c) *Area.*
- (1) *Size of yards.*
 - a. *Front yard.* There shall be a front yard having a minimum depth of 25 feet. No parking, storage or similar use shall be allowed in required front yards in District "HI", except that automobile parking (including automobile dealer display parking) will be permitted in such yards if separated by at least 25 feet from any residential district.
 - b. *Side yard.* No side yard is required except that a side yard or a side street yard of not less than 50 feet in width shall be provided on the side of a lot adjoining or across the street from any zoning district except heavy industrial. No parking, storage or similar use shall be allowed in required side yards or side street yards within 25 feet of the property line.
 - c. *Rear yard.* No rear yard is required except that a rear yard of not less than 50 feet in depth shall be provided upon that portion of a lot abutting or across a rear street from a residential, "LC" or "GB" District. No parking, storage or similar use shall be allowed in required side yards in District "HI" within 25 feet of the property line.
 - (2) *Reserved.*
- (d) *Outside storage regulations.* In all zoning districts where outside storage yards are allowed, such storage yards shall be screened from view in accordance with the standards outlined in the city's general development ordinance. This provision applies to all outside storage which began after the original date of passage of this provision (April 4, 1994). Any variance request involving the requirements or standards relating to such required screening devices shall be

considered by the city council in accordance with the city's general development ordinance. Areas which are used for infrequent and temporary storage for a period of 30 days or less per year shall not be deemed as storage yards.

(Ord. No. 4206-09-2015(Z), § 1, 9-14-15; Ord. No. 4409-08-2017, § 1, 8-21-17)