

C. IH - Heavy Industrial District

This district provides space for industrial activities, which by reason of volume of raw materials or freight, scale of operations, type of structures required, or similar characteristics require locations relatively well separated from non-industrial uses. New residential activities are excluded, and commercial establishments and community facilities that complement and provide needed services for industry are permitted.

1. Uses Permitted.

- Animal Care & Veterinarian Services
- Automotive Parking
- Automotive Servicing
- Building Materials and Farm Equipment
- Commercial
- Community Assembly
- Construction Sales & Services
- Convenience
- Entertainment & Amusement Services
- Extensive Impact
- Financial, Consultative & Administrative
- Food & Beverage Services
- General Business & Communication Services
- Light Industry
- Medium Industry
- Plant & Forest Nurseries
- Transport & Warehousing
- Vehicle, Craft, and related Equipment Sales
- Wholesale Sales

2. Allowed as a Conditional Use.

- Administrative Services
- Adult Entertainment Activities
- Cultural and Recreation Services
- Heavy Industry
- Intermediate Impact
- Mining & Quarrying

3. Uses Prohibited.

Any use not specifically allowed

4. Minimum Lot Area

Area: None.

5. Minimum Building Setbacks.

Setbacks:

Front – 50 ft.

Rear – 40 ft.

Side – 30 ft.

Adjoining a residential district - 75 ft.

No yard is required for that part of the lot that abuts a railroad right-of-way.

6. Height.

Maximum Building Height – 5 stories or 75 ft.

7. Building Area

Area – 60% of the total lot