

CHAPTER 17.24: HI HEAVY INDUSTRIAL DISTRICT

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- 2. On-premises signs as regulated by Chapter 15.28 of this code;
- 3. Alcohol manufacture;
- 4. Ammonia, bleaching powder or chlorine manufacture;
- 5. A retail or service use only when it serves, directly or is auxiliary to the needs of industrial plants or employees thereof;
- 6. Asphalt manufacture or refining;
- 7. Boilerworks;
- 8. Brick, tile or terra cotta manufacture;
- 9. Chemical manufacture;
- 10. Concrete or cement products manufacture;
- 11. Freight, terminal (railroad);
- 12. Iron, steel, brass or copper foundry or fabrication plant;
- 13. Paint, oil, shellac, turpentine, varnish or enamel manufacture;
- 14. Plastic manufacture;
- 15. Powerplant;
- 16. Quarry or stone mill;

17.24.010 General description.

This industrial district is established to provide areas in which the principal use of land is for manufacturing, assembling, fabricating and for warehousing. These uses do not depend primarily on frequent person visits of customers or clients, but usually require good accessibility to major rail or street transportation routes.
(Prior code Appendix A, Art. IV (§ 11 (A)))

17.24.020 Uses permitted.

Property and buildings in the HI heavy industrial district shall be used only for the following purposes:

- A. Any use permitted in the LI light industrial district;
- B. Any of the following uses:
 - 1. Acetylene gas manufacture or bulk storage;

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17. Railroad repair shops;
18. Rolling mills;
19. Soap manufacture;
20. Tar distillation or tar productions

manufacture; and

21. Stationary tank storage of Class I or II flammable or combustible liquids, flammable gases and liquefied petroleum gases, subject to the proper precautions as to location to prevent fire and explosion hazards.

22. Animal kennels;

~~21,23.~~

~~C. In general, those uses which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration and the like, and not allowed in any other district, provided, however, that any use not specified herein shall be approved by the City Council;~~

D. Buildings, structures and uses accessory and customarily incidental to any of the previously listed uses; and

E. Microcell wireless communications facilities on buildings as defined in § 17.50.400A. (Ord. 5097 (part), 2005: Ord. 3713 (part), 2002: Ord. 2808 (part), 1992: prior code Appendix A, Art. IV (§ 11 (B)))

C. Wind energy conversion systems according to the requirement of § 17.50.215; and

D. Microcell wireless communications facilities on poles as defined in § 17.50.400B. (Ord. 5524, 2009; Ord. 5336, 2007; Ord. 5097 (part), 2005; Ord. 3773 (part), 2002; Ord. 3760 (part), 2001; Ord. 3705 (part), 2001; Ord. 3448, 1998: prior code Appendix A, Art. IV (§ 11 (C)))

A. The following uses shall be allowed as conditional uses:

1. Acid manufacture;
2. Blast furnace or coke oven;
3. Cement, lime, gypsum or plaster of paris manufacture;
4. Distillation of bones;

17.24.030 Conditional Uses.

5. Drop-forge industries manufacturing forging with power hammers;

6. Explosives, manufacture or storage;

7. Fat rendering, except as an incidental use;

8. Fertilizer manufacture;

9. Garbage, offal or dead animals reduction or dumping;

10. Glue manufacture;

11. Ore reduction;

12. Paper and pulp manufacture;

13. Processing of junk (junkyard), waste, discarded or salvaged materials, machinery or equipment, including automobile wrecking or dismantling, as regulated in § 17.50.160;

14. Refuse dumps;

15. Rock, sand or gravel or earth excavation, crushing or distribution;

16. Saw mill;

17. Slaughter of animals, including poultry killing or dressing;

18. Smelting of ~~tin, copper, zinc or iron~~ ores metal;

19. Stockyards or feeding pens;

20. Tannery or the curing or storage of raw hides

~~21. Animal kennels;~~

~~22.~~ 21. Missions, subject to the following:

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~~a. Provide a detailed program and services plan at time of application, including but not limited to, hours of operation, and type and extent of supervision;~~

~~b. Must meet fire, building and health requirements; and~~

~~c. Any significant modification in the program and services plan will require a new application.~~

23. Single-family dwelling units and mobile homes, subject to the following:

a. Only 1 dwelling unit or mobile home is allowed for each industrial site under 1 ownership and/or management;

b. The use is incidental to the industrial use and used only for security purposes or as a caretaker residence;

c. Approval of the incidental use is obtained by all applicable emergency service organizations; and

d. A conditional- use will not be granted when another principal or accessory use, with a high hazard industrial occupancy (as defined by the NFPA), is located on the property. A high hazard industrial occupancy includes structures or facilities where there are processes involving highly combustible, highly flammable or explosive materials, or structures where materials are likely to burn with extreme rapidity or to produce poisonous fumes or gases. Also included are industrial facilities where flammable liquid are routinely handled, used or stored in large quantities, or those facilities where explosive dust from grain, wood, flour, plastic, aluminum, magnesium or similar materials are produced.

24. Planned industrial developments as regulated in §§ 17.50.050 through 17.50.105.

~~B. All other similar uses which the City Council declares to be special uses;~~

E. ~~On~~Off-premises signs as regulated by Chapter 15.28 of this code;

F. ~~Wind energy conversion systems according to the requirement of § 17.50.215; and~~

G. ~~Microcell wireless communications facilities on poles as defined in § 17.50.400B.~~

C. ~~(Ord. 5524, 2009; Ord. 5336, 2007; Ord. 5097 (part), 2005; Ord. 3773 (part), 2002; Ord. 3760 (part), 2001; Ord. 3705 (part), 2001; Ord. 3448, 1998; prior code Appendix A, Art. IV (§ 11 (C)))~~In general, those uses which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration and the like, and not allowed in any other district; provided, however, that any use not specified herein shall be approved by the City Council;

17.24.040 Area regulations.

The following requirements shall apply to all uses permitted in this district:

A. *Lot area.* Any principal use together with all accessory uses shall be located on a lot having a minimum area of 1 acre.

B. *Front yard.* All building shall be set back from all street right-of-way lines not less than 35 feet.

C. *Side yard.*

1. No building shall be located closer than 25 feet to a side lot line.

2. The width of a side yard which abuts a residential district shall be not less than 75 feet.

D. *Rear yard.*

1. No building shall be located closer than 25 feet to the rear lot line.

2. The depth of any rear yard which abuts a residential district shall be not less than 50 feet.

E. *Setback from section lines.* Principal and

accessory buildings and structures shall be set back no less than 58 feet from any section line. No setback is required from any legally vacated section line; however, if the vacated section line forms a property line; the applicable side, rear or front yard setbacks shall be observed.

F. Coverage. Main and accessory buildings and off-street parking and loading facilities shall not cover more than 80% of the lot area.

(Ord, 3872 (part), 2002: Ord. 3744 (part), 2001: prior code Appendix A, Art. IV (§ 11 (D)))

17.24.050 Height regulations.

No building or structure shall exceed 4 stories or 45 feet in height, except as hereinafter provided in § 17.50.260 of these regulations.

(Prior code Appendix A, Art. IV (§ 11 (E)))

17.24.060 Off-street parking and loading requirements.

As regulated in §§ 17.50.270 and 17.50.290.

(Prior code Appendix A, Art. IV (§ 11 (F)))

17.24.070 Landscaping.

A. All yard areas required under this chapter and other yards and open spaces existing around buildings shall be landscaped and maintained in a neat condition.

B. When a heavy industrial district is adjacent to a residential district, landscaping shall be provided as regulated in the landscape regulations adopted by § 17.50.300. Fifty percent of the plant material shall be visible from the residential district whenever possible.

(Prior code Appendix A, Art. IV (§ 11 (G), (I)))

17.24.080 Flood fringe building district.

Any land that is within the flood fringe building district as provided for in Chapter 15.32 of this code must comply with the additional requirements of that district.

(Prior code Appendix A, Art. IV (§ 11 (H)))