

CHAPTER 13 HEAVY INDUSTRIAL DISTRICT (HI)

SECTION 13.11 INTENT

A. INTENT

This zoning district is intended for large and intensive warehousing, distribution, and manufacturing, as well as heavier commercial uses and support services that provide the backbone for economic development and job creation. Sites in this zoning district should have ready access to necessary utilities and direct access to major truck transportation routes with significant separation and buffering from residential areas. Characteristics of uses and land in HI may include outdoor storage areas, truck traffic, manufacturing, large buildings, and multiple worker shifts.



B. PURPOSE

This section includes the dimensional requirements for lots and the requirements for the location and size of principal and accessory buildings and structures.

SECTION 13.20 REQUIREMENTS

A. LAND USE

See Chapter 15 for all land use regulations and requirements. Further restrictions may apply.

B. BUILDING REQUIREMENTS

See Chapter 16 for all building requirements.

C. DIMENSIONAL REQUIREMENTS: ALL BUILDINGS

1. **Lots.** All lots shall meet the minimum area, dimensional, and width requirements of Table 13.20 C. Lots shall not be created or changed in size or dimension except in conformance with these requirements.
2. **Buildings.** All placement of buildings shall conform to the minimum dimensional and sizing requirements listed in Table 13.20 C.
3. **Accessory Buildings.** See Section 18.20.

TABLE 13.20 C: HI DISTRICT DIMENSIONAL REQUIREMENTS			
Lot Requirements			
Min. Lot Area (see Section 3.30 D)			2 acres
Min. Lot Width (see Section 3.30 D)			200 ft.
All Buildings			
Max. Building and Structure Height (see Section 3.20 A & C)	Under 100 ft. from property lines		35 ft.
	100 ft. or more from property lines		60 ft.
Min. Setbacks (see Section 3.40)	Front and Street Side	County Primary Street	100 ft.
		Local Street	75 ft.
	Side adjacent to a non-residential district		20 ft.
	Side adjacent to a residential district		100 ft.
	Rear adjacent to a non-residential district		50 ft.
	Rear adjacent to a residential district		100 ft.