

Chapter 14
HI HEAVY INDUSTRIAL DISTRICT

14-1401. HI HEAVY INDUSTRIAL DISTRICT

The Heavy Industrial District is established to provide areas in which the principal use of land is for manufacturing and other heavy uses with which there are associated adverse effects on surrounding property. No other use, with the exception of light industrial uses, is permitted in this district without being reviewed by the Board of Zoning Appeals.

14-1402. USES PERMITTED

- 1) Any use permitted in the Light Industrial District.
- 2) Boiler or tank works.
- 3) Brick plant.
- 4) Brick storage yard.
- 5) Chemical manufacturing plant.
- 6) Feed mills.
- 7) Fruit cannery.
- 8) Furniture manufacturing plant.
- 9) Gasoline or oil storage plant.
- 10) Publishing plant.
- 11) Railroad car repair shop.
- 12) Slaughterhouse.

14-1403. USES PERMITTED ON REVIEW

Any use permitted in the Intermediate Business District except residential uses shall be permitted on review in the Heavy Industrial District. Uses permitted on review in the Intermediate Business District shall be prohibited in the Heavy Industrial District unless specifically authorized in section 14-1402.

14-1404. DEPTH OF FRONT YARD

Provisions governing the depth of front yard in the Light Industrial District shall be applicable to the depth of front yard in the Heavy Industrial District.

14-1405. DEPTH OF REAR YARD

Provisions governing the depth of rear yard in the Light Industrial District shall be applicable to the depth of rear yard in the Heavy Industrial District.

14-1406. DEPTH OF SIDE YARDS

Provisions governing the depth of side yards in the Light Industrial District shall be applicable to the depth of side yards in the Heavy Industrial District.

14-1407. BUILDING AREA

The principal building and accessory buildings on any lot shall not cover more than eighty (80) percent of the total area of said lot.

14-1408. BUILDING HEIGHT

Buildings shall not exceed four (4) stories or forty-five (45) feet in height.