

ARTICLE 53.4 HEAVY INDUSTRIAL (IH)

53.410 - PURPOSE

The purpose of this zone is to establish and maintain places where large areas of land are needed for the fabrication, processing, and movement of raw materials and where the potential impacts of noise, odor, vibration, glare, and/or heat are least likely to affect adjacent land uses.

53.420 - PERMITTED USES

The following uses shall be permitted subject to site plan review of Article 41, and all other applicable standards, criteria, rules, and statutes governing such uses:

- A. Essential Services
- B. Agricultural Packing and Processing
- C. Agricultural Waste Processing
- D. Stockyards
- E. Warehousing, Storage and Distribution - heavy
- F. Warehousing, Storage and Distribution - light
- G. Auto Wrecking Yard
- H. Custom Manufacturing
- I. General Manufacturing
- J. Heavy Industrial
- K. Scrap Operation
- L. Secondary Processing of Forest Products
- M. Mini Storage Facility

53.430 - CONDITIONAL USES

The following uses may be permitted subject to standards listed in this article and if the provisions of Article 44 are satisfied:

- A. Extensive Impact Services and Utilities
- B. Explosive and Hazardous Materials
- C. Food and Beverage Service
- D. Worker Residential
- E. Mining and Mineral Processing, provided the site follows the review procedure and meets criteria established in Section 81.040 of this Code.

53.440 - PROPERTY DEVELOPMENT STANDARDS

- A. No parcel planned and zoned for industrial uses as of November 15, 1990, shall be further partitioned or subdivided except for a specific industrial use listed in Section 53.420 or Section 53.430, and verification is provided in the form of the following:
 - 1. A letter of credit or other verification that funds or financing has been secured or approved for the proposed use; and
 - 2. Construction working drawings for the proposed facility; and
 - 3. A letter of intent from a prospective industrial company.
- B. Lot Size and Shape - See Article 61
- C. Building Heights and Setbacks - See Article 62
- D. Fences, Walls and Screening - See Article 64
- E. Landscaping - See Article 65
- F. Signs - See Article 66
- G. Parking - See Article 68
- H. Access - See Article 71