

614. **Heavy Industrial District (HI).**

Intent. The intent of the Heavy Industrial District is to promote the development and continued use of land for large scale basic or primary industrial purposes which involve extensive manufacturing, processing or assembly operations; and preserve sizable tracts of undeveloped land with potential for industrial use.

614.1 **Permitted Uses.** The following uses shall be permitted in any Heavy Industrial District:

- 614.101 Any permitted use in the Limited Industrial District, subject to standards set forth in this section;
- 614.102 Any industrial use, plus operations incidental to or required for such use, which involves, manufacturing, processing, assembly, transportation or storage operations aimed at the subsequent storage, reprocessing, reshipment or sale of products, heavy materials or equipment; not including junk or salvage yards as principal uses or activities which may cause noise, vibration, smoke, gas, fumes, odor, dust, fire hazards, dangerous radiation or other conditions which constitute a nuisance beyond the property lines, except under conditions as specified in Section 613.2;
- 614.103 Warehouses;
- 614.104 Bulk storage of petroleum and any byproducts thereof;
- 614.105 Transportation facilities incidental to or required for such uses including, without limitation, highways, railroads and docks, together with facilities related or incidental to the operation of same, subject however to the provisions of Section 613.206; and,
- 614.106 Accessory uses, including telephone booths.

614.2 **Conditional Uses.** The following uses shall be allowed on a conditional basis in any Heavy Industrial District, subject to the conditions set forth:

- 614.201 Retail or wholesale business or service, provided that such business or service is incidental to a permitted industrial use and is located on the same premises;
- 614.202 Truck terminal facilities, provided that paved acceleration and deceleration lanes at least ten (10) feet in width and one hundred (100) feet in length, are furnished and maintained where trucks enter or leave the sites from which such terminal facilities are located; provided that the intersection of such lanes with major

- streets or highways are constructed in a manner consistent with prevailing engineering practices of those State agencies or municipal corporations affected thereby; and provided that sites for such facilities have access to major streets or highways;
- 614.203 Private recreation facility provided that such facility is incidental to a permitted use and located on the same premises;
- 614.204 Any industrial use, plus operations incidental to such use, which may produce injurious or obnoxious noise, vibration, smoke, gas, fumes, odor, dust, fire hazard, dangerous radiation or other objectionable condition that is not a nuisance to adjoining properties, provided that such use is located at least five hundred (500) feet from any abutting property line and provided that such use is located on a site at least thirty (30) acres in size;
- 614.205 Open lot used for the sale, rental and/or storage of new, used, or salvaged materials or equipment provided that no burning of materials or products is conducted on the premises, and in the case of such open storage of used or salvaged materials and/or equipment, provided that a fence or wall of at least six (6) feet in height above finished grade is established along all property lines or vegetation of such consistency as to completely conceal the use of the property from public view exists;
- 614.206 Watchman or caretaker's one or two-family dwelling provided that such dwelling is located on the premises of a permitted use; and provided that the head of the household is employed by the industry as a watchman or caretaker;
- 614.207 Dwellings incidental to a permitted agricultural or horticultural use provided that such related dwellings are occupied only by persons employed on the premises;
- 614.208 Garage or shop for the repair and servicing of motor vehicles, equipment or machine parts provided that there is no open yard storage incidental to such operation and provided that no activities are conducted which constitute a nuisance; and,
- 614.209 Sexually oriented businesses subject to the conditions and requirements listed in Section 613.211 (*Amended Ord.# 2004-59*).
- 614.210 Vendors provided that all conditions and requirements contained in Section 611.214 are met.
- 614.211 Tattoo Facilities as defined in Article III, Definitions, Sections 388

shall be permitted provided that:

614.2111 Tattoo facilities shall be located no closer than one thousand (1,000) feet from the property line of all existing houses of worship, educational facilities, publicly-funded or operated recreational areas, and day-care facilities.

614.2112 Tattoo facilities shall not locate less than one thousand (1,000) feet from another existing tattoo facility.

614.2113 Tattoo parlor operators shall comply with all state and local laws and licensing regulations.

614.2114 A tattoo facility may only provide tattooing and may not engage in any other retail business including, but not limited to, the sale of goods or performing any form of body piercing other than tattooing. *(Amended Ord 2008-29)*

614.3 Other Requirements.

614.301 All uses allowed in this District shall conform to the area, yard and height requirements contained in Article VII.

614.302 Uses allowed in this District shall meet all standards set forth in Article X pertaining to off-street parking, loading and other requirements.

614.303 Signs permitted in this District, including the conditions under which they may be located, are set forth in Article IX.