

Chapter 9

E HEAVY INDUSTRIAL DISTRICT

This section has been affected by a recently passed ordinance, 853 - MICROBREWERIES, MICRO-WINERY, AND MICRO-DISTILLERY. [Go to new ordinance.](#)

9-9-1: USE REGULATIONS:

Within the E Heavy Industrial District, unless otherwise provided in this title, no building or land shall be used for other than one or more of the following purposes:

A. Commercial uses:

Administrative and business offices.

Agricultural sales and services.

Automotive repair service.

Automotive washing.

Building maintenance services.

Business support services.

Communications services.

Construction sales and services.

Convenience storage.

Equipment repair services.

Equipment sales.

Kennels.

Laundry services.

Microbrewery.

Parking facilities.

Personal improvement services.

Research services.

Sexually oriented business.

Vehicle storage.

Veterinary services.

B. Industrial uses:

Basic industry.

Custom manufacturing.

General warehousing and distribution.

Light manufacturing.

Limited warehousing and distribution.

C. Civic uses:

Aviation facilities.

Local utility services.

Maintenance and service facilities.

Major utility services.

Park and recreation services.

Parking facilities.

Railroad facilities. (Ord., 10-11-1990; 1991 Code; Ord. 540, 12-18-2000; Ord. 764, 6-2-2014; Ord. 814, 6-5-2017)

9-9-2: SPECIAL EXCEPTIONS:

The following may be permitted in the E Heavy Industrial District subject to the approval of the Board of Adjustment:

A. Commercial uses:

Animal husbandry (limited).

Automotive rentals.

Automotive sales.

Cathode ray tube (CRT) collection facility.

Cathode ray tube (CRT) recycling facility.

Communications towers.

Construction and demolition debris recycling facility.

Discarded appliance demanufacturing.

Indoor entertainment.

Indoor sports and recreation.

Materials recovery facility.

Outdoor entertainment.

Outdoor sports and recreation.

Scrap and salvage services.

Waste tire storage and processing facility.

Wind energy system.

B. Civic uses:

Administrative services.

Communications towers.

Safety services.

Transportation terminals.

C. Industrial uses:

Communications towers.

Resource extraction.

Stockyards. (Ord., 10-11-1990; 1991 Code; Ord. 487, 1-5-1998; Ord. 655, 6-4-2007; Ord. 712, 11-1-2010; Ord. 796, 3-21-2016; Ord. 837, 11-26-2018; Ord. 841, 1-7-2019)

9-9-3: DEVELOPMENT REGULATIONS:

Unless otherwise provided in this title, each development in the E Heavy Industrial District shall be subject to the following regulations:

A. Minimum lot area: Forty thousand (40,000) square feet.

B. Minimum lot width: One hundred fifty feet (150').

C. Maximum height: None, except as may be required in an "airport clear zone".

D. Front yard setback: Fifty feet (50').

E. Side yard setback: Twenty five feet (25').

F. Rear yard setback: Twenty five feet (25').

G. Maximum lot coverage: Eighty percent (80%). (Ord., 10-11-1990)