

SECTION 229**HM****HEAVY MANUFACTURING DISTRICT****SECTION 229.1 GENERAL DESCRIPTION**

The HM District is intended for heavy industrial uses and establishments involved in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials. Commercial and service uses in support of industrial uses are also permitted.

SECTION 229.2 PERMITTED USES AND STRUCTURES

- 229.2A Establishments for the manufacture, processing and assembly of goods and materials, which by their nature may create serious problems of compatibility with other land uses. Examples of such establishments include: foundries, saw mills, slaughter houses, kiln drying operations, concrete and concrete products, and asphaltic cement plants
- 229.2B General contractors and specialty contractors; building materials and supplies; crane service; equipment rental and leasing; lumber yards
- 229.2C Retail, service and other commercial establishments primarily intended to serve the needs of the industrial community. Examples of such establishments include those permitted in the LM District, subject to the same conditions if any, and including petroleum distributors
- 229.2D Automotive and transportation services meeting the requirements of Section 206.15 of this Zoning Code including those permitted in the LM District, subject to the same conditions if any,
- 229.2E Auto wrecker service when meeting the requirements of Section 206.15 of this Zoning Code.
- 229.2F Farm equipment and supplies, livestock equipment and supplies; tractor sales and service
- 229.2G Recycling centers
- 229.2H Wireless communication tower structures and antenna arrays when in compliance with the provisions of Section 206.16 of this Zoning Code
- 229.2I Billboards and similar off-premise signs meeting the requirements of Section 207 of this Zoning Code
- 229.2J Public parks and public recreational facilities

229.2K Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code

229.2L Accessory structures and uses provided the following conditions are complied with:

1. Shall be customarily and clearly incidental and subordinate to permitted principal uses and structures.
2. Shall be located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership.
3. Shall comply with all applicable requirements of Section 204.8 of this Zoning Code.

NOTE: REFER TO “CHART OF PERMITTED LAND USES BY ZONING DISTRICT” IN SECTION 234 OF THIS ZONING CODE FOR A DETAILED ENUMERATION OF THE USES ALLOWED IN THE HM DISTRICT.

SECTION 229.3 USES PERMITTED ON APPEAL (SPECIAL EXCEPTIONS)

After public notice and hearing, and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit as special exceptions:

229.3A Scrap metal dealers and motor salvage yards subject to the requirements of Section 206.16 of this Zoning Code

229.3B Quarries, including gravel, sand, and other extraction and processing, meeting the following conditions:

1. No excavation shall be made within 100 feet of the perimeter of the site
2. No excavation shall be made within 250 feet of any building used for residential purposes

229.3C Stockyards and feedlots when meeting the following conditions:

1. Shall not be located adjacent to any district zoned in the RS classifications
2. Fencing shall be provided along all lot lines

229.3D Childcare centers when meeting the following conditions:

1. Shall be located in connection with and on the same premises as principle uses permitted within this district, said facilities being solely for the care of dependents of employees of said principle use
2. Shall meet the provisions of Section 206.7 of this Zoning Code

229.3E Multi-purpose facilities which furnish ancillary services such as vocational and safety training, and daycare, if, and only if, such facilities are owned and operated by a partnership, cooperative, or other association of industrial uses exclusively for the employees of its members

SECTION 229.4 PROHIBITED USES AND STRUCTURES

Any use or structure not specifically permitted or permitted on appeal.

SECTION 229.5 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)

229.5A Minimum lot area:

- 1. If sewer is available.....NONE, except as required to meet the requirements herein
- 2. If sewer is not available20,000 square feet

229.5B Minimum lot width at right-of-way.....25 feet

SECTION 229.6 MINIMUM YARD REQUIREMENTS

229.6A Minimum depth of all yards on Major Streets as specified in Section 204.1250 feet

229.6B Minimum depth of front yard25 feet

229.6C Minimum depth of rear yard30 feet

229.6D Minimum interior side yard.30 feet

229.6E Minimum side yard on street side corner lots.....25 feet

229.6F Where this district joins any residential district or any lot on which a pre-existing single-family residential structure is located, the screening and buffer yard requirements of Section 208.6 of this Zoning Code shall apply and in addition the following yard requirements shall apply to the portion of the property that joins the residential district or single-family residential structure

- 1. Front yard 50 feet
- 2. Side and Rear yards..... 100 feet

SECTION 229.7 MAXIMUM LOT COVERAGE

None, except as required to meet the requirements herein.

SECTION 229.8 MINIMUM OFF-STREET PARKING REQUIREMENTS

Off-street parking shall be subject to the requirements of Section 205 of this Zoning Code.

SECTION 229.9 ACCESS AND CURB CUTS

When making access to a public street, the provisions of Section 205.9 of this Zoning Code shall apply.

SECTION 229.10 LIMITATIONS ON SIGNS

All signs located in this District shall be subject to the requirements of Section 207 of this Zoning Code.

SECTION 229.11 EROSION AND STORM WATER MANAGEMENT

The erosion control and storm water management requirements of Sections 204.13 and 204.14 of this Zoning Code shall apply.

SECTION 229.12 LANDSCAPING, SCREENING AND BUFFER YARD REQUIREMENTS

The landscaping, screening and buffer yard requirements of Section 208 of this Zoning Code shall apply.

SECTION 229.13 SIDEWALK REQUIREMENTS

The sidewalk requirements of Section 209 of this Zoning Code shall apply.

SECTION 229.14 SITE PLAN REQUIREMENTS

All developments requiring building permits shall conform with the applicable site plan requirements of Section 233.5 of this Zoning Code.

SECTION 229.15 TRAFFIC STUDY REQUIREMENTS

A traffic study meeting the requirements of Section 233.6 of this Zoning Code shall be prepared and submitted to the Department of Planning and Codes for all developments in excess of 50,000 square feet of floor space or for any development if determined by the Building Official as necessary.