

Industrial Heavy (IH) District

(a) Permitted uses and structures.

- (1) An industrial, manufacturing, distribution, storage or wholesaling use which is otherwise lawful, except those uses listed hereunder as being permissible only by exception.
- (2) Railroad switching facilities and repair and storage areas for railway equipment.
- (3) Service establishments catering to commerce and industry, including, linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, sign companies, restaurants (including drive-thru restaurants), the retail sale and service of beer and wine, hiring and union halls, employment agencies, and day labor pools.
- (4) Automobile service stations, major repair or service garages, truck stops, mobile car detailing, auto laundry, and automated car washes meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (5) Freight, trucking, shipping or other transportation terminals.
- (6) Outdoor storage yards and lots including automobile wrecking or storage yards and junkyards (but not scrap processing yards) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.
- (7) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.
- (8) Bulk storage of flammable liquids, but not refining or processing if storage not within a completely enclosed building or structure is visually screened by a six-foot fence or wall not less than 95 percent solid.
- (9) Trade and technical training facilities.
- (10) All types of professional and business offices.
- (11) Medical and dental offices and medical clinics.
- (12) Establishments for the retail sale of heavy machinery and equipment, boats, farm equipment, machinery supplies, lumber and building supplies and similar uses.
- (13) Concrete batch mixing plants.
- (14) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.

- (15) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (16) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.
- (17) Establishments engaged in the manufacturing of paints, varnishes, lacquers, enamels and shellac, putties, wood fillers and sealers, paint and varnish removers, paint brush cleaners and allied products, but excluding therefrom the manufacturing of the resins and other components from which such products are manufactured.

(b) Permitted accessory uses.

- (1) See [Section 656.403](#).
- (2) Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

(c) The following uses are permitted by right within an Industrial Sanctuary or otherwise permissible by exception.

- (1) Scrap processing, outdoor, unclean activity meeting the performance standards and development criteria set forth in Part 4.
- (2) Facilities for recycling construction demolition debris, meeting the performance standards and development criteria set forth in Part 4.
- (3) Explosives manufacturing or storage.
- (4) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
- (5) Paper and pulp manufacture.
- (6) Petroleum refining.
- (7) Outdoor storage of scrap or processed scrap generated through scrap processing, indoor, clean activity.
- (8) Care centers meeting the performance standards and development criteria set forth in Part 4.
- (9) Construction and demolition recycling facilities.
- (10) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.

- (11) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

(d) Permissible uses by exception.

- (1) Establishments or facilities which include the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption, or both.
- (2) Commercial retail and service establishments in support of an industrial use.
- (3) Hazardous waste transfer stations, meeting the performance standards and development criteria set forth in Part 4.
- (4) Sanitary landfills and construction and demolition debris landfills meeting the performance standards and development criteria set forth in Part 4.
- (5) Mining.
- (6) Automobile service stations, major repair or service garages, truck stops, manual car wash, and similar uses.

(e) Minimum lot requirements (width and area).

None.

(f) Maximum lot coverage by all buildings.

None.

(g) Minimum yard requirements.

None.

(h) Maximum height of structures.

None.

(i) Limitations on permitted or permissible uses by exception.

All of the permitted and permissible uses by exception in the IH District are subject to the provision that noise levels from an activity shall not exceed 75 dbA at a point where the district adjoins a commercial district and 65 dbA at a point where the district adjoins a residential district.