

D. Heavy Industrial (HI)

GENERAL DESCRIPTION	
The HI District is intended to accommodate heavy manufacturing and industrial uses, often involving conversion of raw materials to finished products, in order to promote economic viability, encourage employment growth and further limit the encroachment of nonindustrial development within established industrial areas. This District should maintain significant separation from residential or commercial uses due to potential for Nuisance.	
SETBACKS	
PRIMARY STREET	25'
SECONDARY STREET	25'
SIDE/REAR	0' (shall also need to meet any fire separation standards required based on the construction type)
LOT AND AREA STANDARDS	
MINIMUM LOT REQUIREMENTS	10,000 sq.ft.
LOT COVERAGE	75% (Including all accessory buildings on the lot)
PARKING PLACEMENT AND ACCESS	
PARKING PLACEMENT	N/A
BUILDING HEIGHT	
PRIMARY BUILDING	45'
STREETScape STANDARDS	
ALL STREETS	See Table 3.4-20. Zoning Districts and Streetscaping Requirements
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS	
4.4.3 Permitted Use Chart	4.6.5 Residential Adjacency
4.6.1 Building Design	4.6.6 Innovative Residential Design
4.6.2 Parking	4.6.7 Lighting
4.6.3 Landscaping	4.6.8 Accessory Buildings
4.6.4 Fencing and Screening	4.6.9 Wireless Transmission