

CHAPTER 162

HEAVY INDUSTRIAL (IH) ZONING DISTRICT

- 162.010. Use
- 162.020. Department of Environmental Quality Approval
- 162.030. Uses Subject to Administrative Review
- 162.040. Conditional Uses

162.010. USE. Within any IH, Heavy Industrial Zone, no building, structure, or premises shall be used, enlarged or designed, to be used, erected, structurally altered or enlarged except for one or more of the following uses:

- (A) Any use permitted under Section 161.010.
- (B) Metals, primary, manufacturing facilities:
 - (1) Iron and steel
 - (2) Non-ferrous metals
 - (3) Primary smelting and refining of non-ferrous metals
 - (4) Secondary smelting and refining of non-metals and alloys
 - (5) Rolling, drawing and extruding of non-ferrous metals
- (C) Machinery manufacturing:
 - (1) Service industry machines and equipment
- (D) Transportation equipment manufacturing and repair facilities:
 - (1) Railroad equipment
- (E) Wood and lumber products facilities:
 - (1) Fuel dealers (wood, sawdust, shavings, etc.)
- (F) Wind energy systems, meteorological towers, and photovoltaic systems that are not commercial power generating facilities, but not including wind energy systems utilizing a tower and meteorological towers that require tower lighting, are located in an adopted urban growth boundary, or that would require modification to the height or type of construction standards described in Section 112.135(C)(1). Wind energy systems utilizing towers and meteorological towers are subject to standards listed in Sections 112.135 and 112.137. Roof-mounted, building-integrated, building-mounted and architectural wind energy systems that extend no more than an additional 5 feet above the highest ridge of the building's roof or 15 feet above the highest eave, whichever is higher, and do not exceed the height limitation of the zone, are subject to the standards listed in Section 112.137. Photovoltaic systems are subject to the standards described in Section 112.138. [Amended by Ordinance 09-06]

162.020. DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL. The following uses are allowed, subject to approval from the Department of Environmental Quality:

- (A) Any use permitted under Section 161.020.
- (B) Food, grain, feed and derivative products processing facilities:
 - (1) Livestock auctions and sales, including feed lots
 - (2) Slaughterhouse
- (C) Machinery Manufacturing facilities:
 - (1) Construction and mining equipment
 - (2) Engines and turbines
 - (3) Farm machinery and equipment
 - (4) General industrial machinery and equipment
 - (5) Materials handling machinery and equipment
 - (6) Metal working equipment and machinery

- (D) Paper and allied products manufacturing facilities:
 - (1) Paper
 - (2) Pulp
- (E) Petroleum, petroleum products, by-products manufacturing and storage facilities:
 - (1) Petroleum (including all process and storage)
 - (2) Paving and roofing materials
 - (3) Propane gas
 - (4) Asphalt
 - (5) Asphalt paving mix
 - (6) Creosote and creosote products
 - (7) Oil reconditioning
 - (8) Turpentine
- (F) Wood and lumber products processing, manufacturing and storage facilities:
 - (1) Sawmills and planing mills
 - (2) Veneer, plywood and pressure-formed products

162.030. USES SUBJECT TO ADMINISTRATIVE REVIEW. The following uses are permitted, subject to review and approval under the prescriptive standards specified herein and as may otherwise be indicated by federal, state and local regulations and permits:

- (A) Wind energy systems utilizing a tower and meteorological towers outside of an adopted urban growth boundary that are not commercial power generating facilities that would utilize a tower(s) that requires lighting or that requires modification to the height or type of construction standards described in Section 112.135(C)(1), as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

162.040. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in an IH Zone:

- (A) Any conditional use permitted in an IL Zone.
- (B) Metals, primary, manufacturing facilities.
 - (1) Blast furnaces, steel and rolling and finishing mills
- (C) Wind energy systems utilizing a tower and meteorological towers within an adopted urban growth boundary up to 100 feet in height that are not commercial power generating facilities, as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]