

CHAPTER 162

HEAVY INDUSTRIAL (IH) ZONING DISTRICT

- 162.010. Use
- 162.020. Department of Environmental Quality Approval
- 162.030. 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.)

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. 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

CHAPTER 161

LIGHT INDUSTRIAL (IL) ZONING DISTRICT

- 161.010. Use
- 161.020. Department of Environmental Quality Approval
- 161.030. Conditional Uses

161.010. USE. Within an IL, Light 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 the following uses:

- (A) Any use permitted under Section 160.010 of this ordinance.
- (B) Metal fabricated products manufacturing facilities
 - (1) Metal stampings
 - (2) Screw machine, bolts, nuts, screws, rivets and washers
- (C) Machinery manufacturing facilities
 - (1) Sawmill equipment
- (D) Motor vehicles and motor vehicle equipment facilities
 - (1) Painting
 - (2) Wrecking
- (E) Wood and lumber products processing, manufacturing and storage facilities
 - (1) Wood fuel dealers
- (F) Contracting and service facilities
 - (1) Building contractors (general, highway and street contractors, heavy construction contractors)
 - (2) Special trade contractors, such as:
 - (a) concrete work
 - (b) electrical
 - (c) excavating
 - (d) foundation work
 - (e) septic tank, cesspool and catch basin
 - (f) wrecking and demolition
 - (3) Roofing.
- (G) Cement, clay, glass and stone products manufacturing facilities:
 - (1) Abrasives, asbestos and other non-metallic mineral
 - (2) Concrete, gypsum and plaster, excluding sand and gravel processing
 - (3) Cut stone (monuments)
 - (4) Flat glass
 - (5) Glass and glassware, pressed or blown
 - (6) Glass products made of purchased glass
 - (7) Pottery and related products

- (8) Structural clay
- (H) Other use facilities:
 - (1) Auction house or market (no livestock or poultry sales)
 - (2) Motor freight depot
 - (3) Veterinary office, hospital

161.020. 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 160.020 of this ordinance.
- (B) Chemicals, fertilizers, insecticides, paint and allied products manufacturing facilities:
 - (1) Fertilizers
 - (2) Insecticides
- (C) Food, grain, feed and derivative products processing facilities:
 - (1) Gelatin
 - (2) Glue and size
 - (3) Rendering
- (D) Machinery manufacturing facilities:
 - (1) Service industry machines and equipment
- (E) Meat products processing and manufacturing facilities (slaughtering, canning, curing, smoking, preserving).
- (F) Metal working shops:
 - (1) Blacksmith
 - (2) Machine
 - (3) Welding
- (G) Paper and allied products manufacturing facilities:
 - (1) Building paper and building board
 - (2) Converted paper and paperboard
 - (3) Paperboard containers and boxes
- (H) Petroleum products and gasoline storage only, provided all storage is underground.
- (I) Transportation equipment manufacturing facilities:
 - (1) Motor vehicle brakes
- (J) Wood and lumber products (except furniture) processing, manufacturing and storage facilities:

- (1) Sawdust and shavings fuel
- (2) Millwork (doors, windows, pre-cutting structures)
- (3) Prefabricated structural wood products
- (4) Wooden containers

161.030. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in an IL zone:

- (A) Any conditional use permitted in an IP Zone
- (B) Auto racing track
- (C) Food, grain, feed and derivative products processing facilities:
 - (1) Livestock auctions and sales, including feed lots
- (D) 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-ferrous metals and alloys
 - (5) Rolling, drawing and extruding of non-ferrous metals
- (E) 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
- (F) Mining, pits and quarries facilities:
 - (1) Earth, top soil, clay, peat
 - (2) Sand and gravel pits, quarries, including extraction from rivers and streams
 - (3) Rock crushing and preparing sand and gravel for construction uses or other special uses
- (G) Paper and allied products manufacturing facilities:
 - (1) Paper, except building paper
 - (2) Pulp
- (H) Petroleum, petroleum products, by-products manufacturing and storage facilities:
 - (1) Propane gas, provided all storage is underground

- (2) Asphalt
- (3) Asphalt paving mix
- (4) Creosote and creosote products
- (5) Oil reconditioning
- (6) Turpentine
- (I) Transportation equipment, manufacturing and repair facilities:
 - (1) Railroad equipment