

Chapter 17.38 H-I HEAVY INDUSTRIAL DISTRICT

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17.38.010 Intent.

The H-I (heavy industrial) district is intended for industrial development, including heavy manufacturing, shipping terminals, natural resource extraction and other processes or operations which involve one or more of the following: employs large numbers of workers, heavy truck traffic, significant environmental effects or large-volume public water or sewer service or storage of hazardous materials under a conditional use permit.

Commercial and retail uses are generally not allowed in the H-I district. Residential uses other than accessory uses listed in Section 17.38.030 are prohibited. (Ord. 16-04 § 8 (part); Ord. 03-15 § 17 (part); prior code § 30-26(a))

17.38.020 Permitted principal uses and structures.

In an H-I zone, the following uses and structures are permitted outright:

- A. All permitted uses in the light industrial district;
- B. Agricultural, forestry and fishery resource processing;
- C. Aquaculture operations;
- D. Asphalt and concrete plants;
- E. Construction yards, equipment and storage;
- F. Electric, light and power generating stations;
- G. Fabrication facilities;
- H. Garbage, offal and animal reduction processing;
- I. Manufacturing and processing facilities;
- J. Marijuana cultivation facilities;
- K. Marijuana product manufacturing facilities;
- L. Marijuana retail stores;

- M. Marijuana testing facilities;
- N. Mining support services;
- O. Petroleum exploration and development operations and service bases;
- P. Warehousing. (Ord. 16-04 § 8 (part): Ord. 03-15 § 17 (part): prior code § 30-26(b))

17.38.030 Permitted accessory uses and structures.

In an H-I zone, the following uses and structures, which are incidental to the permitted principal uses and structures listed in Section 17.38.020, are permitted:

- A. Accessory buildings;
- B. Automobile parking in conjunction with permitted or conditional uses;
- C. Owner/operator dwellings;
- D. Watchman's facilities;
- E. Small wind energy systems in conformance with Section 17.48.150. (Ord. 16-04 § 8 (part): Ord. 08-11 § 15: Ord. 03-15 § 17 (part): prior code § 30-26(c))

17.38.040 Conditional uses.

In an H-I zone, subject to the conditional use provisions of this title, the following uses and structures may be permitted:

- A. Hazardous substance testing and manufacturing facilities;
- B. Airports and landing fields for rotary and fixed-wing planes;
- C. Dams and water reservoirs;
- D. Dormitories as a necessary use associated with a permitted principal use;
- E. Explosive ammunition, gunpowder manufacture and storage;
- F. Gas and fuel storage;
- G. Junkyards, auto wrecking and scrap yards conducted within an enclosure, but less than six feet in height and located at least fifty feet from any public street;
- H. Oil refineries and petrochemical plants, gas liquefaction and fractionation plants;
- I. Petroleum products, docks and related facilities;
- J. Natural resource extraction;
- K. Outdoor shooting ranges;
- L. The storage, manufacturing, handling and use of flammable, combustible and hazardous materials, liquids and gases is permitted on a conditional use basis to ensure maximum safety in facility siting and to minimize conflicts with other uses. (Ord. 16-04 § 8 (part): Ord. 03-15 § 17 (part): prior code § 30-26(d))

17.38.050 Prohibited uses and structures.

Any uses or structures not of a character indicated under permitted principal uses and structures or permitted as a conditional use are prohibited. (Ord. 16-04 § 8 (part): Ord. 03-15 § 17 (part): prior code § 30-26(e))

17.38.060 Minimum lot requirements.

- A. Lot width: two hundred feet.
- B. Lot size: forty thousand square feet. (Ord. 16-04 § 8 (part): Ord. 03-15 § 17 (part): prior code § 30-26(f))

17.38.070 Minimum setback requirements.

- A. Front yard, side yard and rear yard: subject to building code regarding fire walls and separation of structures.
- B. Side yard where it abuts a residential zoning district: same as that required for the residential district.
- C. Rear yard where it abuts a residential zoning district: same as that required for the residential district. (Ord. 16-04 § 8 (part): Ord. 03-15 § 17 (part): prior code § 30-26(g))

17.38.080 Maximum lot coverage by all buildings and structures.

Unrestricted within setbacks. (Ord. 16-04 § 8 (part): Ord. 03-15 § 17 (part): prior code § 30-26(h))

17.38.090 Maximum height of buildings and structures.

Unrestricted. (Ord. 16-04 § 8 (part): Ord. 03-15 § 17 (part): prior code § 30-26(i))

17.38.100 Required off-street parking and loading.

Adequate off-street parking and loading spaces shall be provided in connection with any permitted use in accordance with the requirements set forth in Sections [17.48.100](#) and [17.48.110](#). (Ord. 16-04 § 8 (part): Ord. 03-15 § 17 (part): prior code § 30-26(j))

17.38.110 Signs.

Signs may be allowed in conjunction with any permitted use subject to the provisions of Section [17.48.090](#). (Ord. 16-04 § 8 (part): Ord. 03-15 § 17 (part): prior code § 30-26(k))

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