3.21 Heavy Industrial District (HI)

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3.21.010. Purpose and Objectives

The HI District is established to provide areas in the community where heavy industrial, manufacturing, and extractive uses may be located in an environment which protects them from the encroachment of commercial and residential uses, and which reduces the effect of undesirable characteristics such as odor, dust, and noise upon surrounding residential or commercial areas. The zone is also intended to provide for the development of incidental service facilities such as restaurants, service stations, and public facilities intended primarily to serve the industrial area. The HI (Heavy Industrial) zone should be located in areas which are readily accessible to railroads and major highway routes. Truck traffic generated by the HI zone shall not be required to ingress and egress from industrial areas through a residential area or commercial district. Said zone shall also be located in areas which will insure the purity of air and waters within Rexburg City and will not create hazards to nearby residential, commercial, or Light Industrial areas as the result of noise, dust, fumes, or other disturbances.

The Heavy Industrial District is established to recognize the need for industrial sites which are generally major and extensive operations, require large level sites with open storage and service areas, and utilize regional transportation such as railway and state highways. Warehousing, manufacturing, supply yards, and construction yards are compatible with this district. Zone accommodates heavy industrial uses which may produce some glare, dust, smoke, noise and odor through a conditional use permit (CUP) to assure that land use conflicts are minimized.

The HI (Heavy Industrial) zone will be characterized by the location of open and enclosed manufacturing, processing, and assembly uses which may potentially create hazards, nuisances, or disturbances. These uses will be located in areas which will reduce the effects of these characteristics upon other areas of the community, and in an environment which is attractive but which recognizes the characteristics of the permitted uses. Some peripheral landscaping will be provided, where appropriate, to reduce the effects of the detrimental characteristics of permitted uses, and to enhance the appearance of the entire HI zone.

3.21.020. Permitted Uses

a. Categories. Those uses or categories of uses as listed herein, and no others, are permitted in the HI zone.

b. Permitted Principal Uses. The following principal uses and structures, and no others, are permitted in the HI zone:

Permitted Uses
Food and kindred products (except meat packing and animal and marine fats and oils)
Tire cord and fabric
Leather tanning and finishing
Lumber and wood products
Paper and allied products (except pulp)
Commercial Printing
Chemicals and allied products (except explosives and fireworks only)
Nonferrous foundries
Nonferrous forgings

Fabricated metal products (except ordinate and accessories)
Film manufacturing
Matches
Morticians' goods
Other miscellaneous manufacturing as determined by the Planning and Zoning Commission
Railroad, rapid-rail transit, etc.
Motor vehicle transportation
Parking lot – automobile parking lot and garages
Communications (except low power radio communication towers and antennas)
Utilities (except electric generation plants-conventional fuel including hydro-electric, solar, etc.) , electric generation plants - nuclear energy)
Electric transmission right-of-way (Identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
Gas pipeline right-of-way (Identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
Gas pressure control stations
Water pipeline right-of-way (Identifies areas where the surface is devoted exclusively to the right-of-way of the activity.
Irrigation distribution channels
Water pressure control stations and pumping plants
Water utilities or irrigation company office
Sewage pipeline right-of-way (Identifies areas where surface is devoted exclusively to right-of-way activity)
Sewage pumping stations
Sewage company office
Gas and electric utility company office
Water and electric utility company office
Combination utilities right-of-way (Identifies areas where surface is devoted exclusively to right-of-way activity)
Storm drain or right-of-way (predominantly covered pipes or boxes)
Miscellaneous transportation, communications, and utilities
Farm products (raw materials)
Farm machinery and equipment
Metals and minerals (except petroleum products and scrap)
Petroleum bulk stations and terminals
Lumber and construction materials
Miscellaneous wholesale trade as determined appropriate by the Planning and Zoning Commission
Lumber yards
Building materials (except lumber)
Heating and plumbing equipment
Farm equipment
Janitorial supplies
Building maintenance materials
Farm and construction vehicles
Hay, grains, and feed
Other farm and garden supplies as deemed appropriate by the Planning and Zoning Commission
Industrial laundry services
Athletic clubs, body building studios, spas, aerobic centers (no gymnasiums)
Warehousing or Storage Services
Auction yard
Repair Services
Contract construction services
Operation centers
Military facilities
Educational services
Livestock
Animal specialties
Agricultural processing
Animal husbandry services

c. **Permitted Accessory Uses.** Accessory uses and structures are permitted in the HI zone provided they are incidental to, and do not substantially alter, the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

i. Accessory buildings such as garages, carports, equipment storage buildings, and supply storage buildings which are customarily used in conjunction with and incidental to a principal use or structure permitted in the HI zone.

ii. Storage of materials used for construction of buildings, including the contractor's temporary office, provided that such use be located on the building site or immediately adjacent thereto, and provided further that such use shall be permitted only during the construction period and thirty (30) days thereafter.

iii. Caretaker dwellings are allowed on a case by case basis as approved by the City of Rexburg Planning and Zoning Commission. Detailed plans are required.

d. Conditional Uses. The following uses and structures may be permitted in the HI zone only after a Conditional Use Permit has been issued, and subject to the terms and conditions thereof.

Conditional Uses
Meat packing
Animal and marine fats and oils
Pulp
Explosives
Fireworks only
Paving and roofing materials
Reclaimed rubber
Structural clay products
Concrete, gypsum, and plaster products
Non-clay Refractories
Blast furnaces, steel works, etc.
Iron and steel foundries
Primary smelting and refining of nonferrous metals
Secondary smelting and refining of nonferrous metals
Rolling, drawing, and extruding of nonferrous metals
Ordinate and accessories
Heliport landing/take-off pads, with maintenance facilities
Low Power Radio Communication Towers and Antennas
Electric generation plants-conventional fuel including hydro-electric, solar, etc.
Electric generation plants - nuclear energy
Natural or manufactured gas storage; distribution points
Scrap and waste materials
Fire arms - ammunition only
Gasoline service stations
Eating places
Second-hand auto parts (includes dismantling of automobiles for purposes of selling parts)
Junk dealers and salvage operations
Equipment rentals and leasing services
Truck and trailer rentals without drivers
Truck repair
Police Protection and related activities, branch (office only)
Day Care Centers
Nursery Schools
Dance Halls
Livestock
Recycle Center

3.21.030. Lot Area
The minimum area of any lot or parcel of land in the HI zone shall be one acre.

3.21.040. Lot Width
Each lot or parcel of land in the HI zone shall have an average width of not less than one hundred fifty (150) feet.

3.21.050. Lot Frontage
Each lot or parcel of land in the HI zone shall abut on a public street for a minimum distance of fifty (50) feet.

3.21.060. Prior Created Lots
Lots or parcels of land which were legally and lawfully created prior to the application of this zone shall not be denied a building permit solely for reasons of nonconformance with the lot requirements of this Chapter.

3.21.070. Area of Zone

No requirements provided that the extension of said HI zone is orderly and the purposes and objectives of the zone have been met.

3.21.080. Yard Requirements

The following minimum yard requirements shall apply in the HI zone:

a. **Front Yard.** Each lot or parcel of land in the HI zone shall have a front yard of at least ten (10) feet, unless used for parking, in which case it shall be not less than twenty-five (25) feet, of which the first ten (10) feet shall be landscaped.

b. **Side Yard.** Except as provided in Subsections (3) and (4) of this section, there shall be no side yard requirement unless imposed by the Planning and Zoning Commission to protect adjacent properties against the undesirable characteristics of a particular use; or as required by the latest provisions of the Rexburg Building Code.

c. Side Yard. Accessory Building. An accessory building may be located on a side property line only if all of the following conditions are met and is acceptable to the Planning and Zoning Commission:

i. The accessory building has no openings on the side which is contiguous to the property line, and the wall of said building adjacent to the property line has a two (2) hour fire retardant rating.
ii. The accessory building has facilities for the discharge of all roof drainage onto the lot or parcel on which it is erected.
iii. The accessory building, if adjacent to a residential use or zone, shall not exceed ten (10) feet in height, nor two hundred (200) square feet. Larger accessory buildings shall meet the standard side yard setback for principle buildings in the HI zone, or as required by the Planning and Zoning Commission.
iv. Proposal complies with the most recent edition of the Rexburg Building Code.

d. **Rear Yard.** No requirement, except in those instances where the rear property line abuts on a residential or commercial zone in which case the rear yard shall be the same as that required by the adjacent zone, or as determined by the Planning Commission to mitigate potential nuisances.

e. **Rear Yard.** Accessory Buildings. **Same as Side Yard accessory setbacks.**

3.21.090. Projections into Yards

a. **Permitted Projections.** The following structures may be erected on or project into any required yard, except that they shall not obstruct a required driveway:

i. Fences and walls in conformance with the Rexburg City Code and other City codes and ordinances.

ii. Landscape elements including trees, shrubs, and other plants.

iii. Necessary appurtenances for utility service.

b. **Permitted Projections with Conditions.** The structures listed below may project into a minimum front yard not more than four (4) feet, and into a minimum side yard not more than two (2) feet, except that required driveways must remain unobstructed from the ground upward.

i. Belt courses, sills, buttresses, or other similar architectural features.

ii. Door stoops, fire escapes, and planter boxes or masonry planters not exceeding twenty-four (24) inches in height.

3.21.100. Building Height

The height of every building or structure hereafter designed, erected, or structurally altered or enlarged, shall conform to the requirements of the most recent edition of the Rexburg Building Code as adopted by Rexburg City, and shall not exceed 55-feet in height, measured at the top of building's horizontal wall.

3.21.110. Distance Between Buildings

No requirement except as may be imposed by the most recent edition of the Building Code as adopted by Rexburg City.

3.21.120. Permissible Lot Coverage

No requirements, except as may be imposed by off-street parking requirements and by the Planning and Zoning Commission to reduce the undesirable effects of a particular use upon adjacent properties.

3.21.130. Parking, Loading, and Access

Each lot or parcel in the HI District shall have on the same lot or parcel, automobile parking sufficient to meet the requirements as set forth in the Chapter 5.

Except as provided in the, Rexburg City Codes, all parking spaces shall be paved with asphaltic cement or concrete, and shall be provided with a paved access from a public street.

Loading spaces shall be provided as required by the Planning and Zoning Commission, using as a guide a standard of one (1) space per ten thousand (10,000) square feet of floor area.

3.21.140. Project Plan Approval

All Project plans for projects in the HI District must be prepared and engineered by A/E professionals and be submitted for review and approval from conception on by the Architectural and Design Review Boards, followed by professional engineered plans (including drainage) and specifications for review by all City Departments and Permitting Authorities.

3.21.150. Other Requirements

a. Highway 20 Corridor. All development adjacent to the Highway 20 right-of-way must submit a site plan to the Planning and Zoning Commission and be approved by the Commission prior to obtaining a Building Permit.

b. Signs. All signs erected in the HI zone shall be in conformance with the sign provisions of Rexburg City Code.

c. Uses Within Buildings. No requirement, except as may be imposed by the Planning and Zoning Commission in conjunction with the issuance of a conditional use permit.

d. Trash Storage. Trash shall be stored in screened areas that are not visible from streets. Materials and location of the screened areas shall be reviewed and approved by City of Rexburg Staff prior to installation.

e. Walls and Fences.

i. No wall, fence, or opaque hedge or screening material higher than thirty-six (36) inches shall be maintained within a front yard in the HI District.

ii. A minimum vinyl fence, at least six (6) feet in height, shall be erected along all property lines which lie adjacent to a residential zone. In the case where there is mutual agreement between the property owners of the commercial zone and the adjacent residential zone, the vinyl fence requirement may be modified to allow other suitable materials. A signed agreement must be submitted to the Planning and Zoning Commission or its designee, indicating this agreement. In the case where there is not mutual agreement, the vinyl fence will be required.

3.21.160. Commercial Lighting Standards

Commercial Lighting Standards are applicable as described in Chapter 4.14, Supplementary Regulations.