



Zoning District Summary: Heavy Industrial (HI)

This zone is designed to accommodate warehousing, manufacturing and related businesses and that may need special motor freight terminals that will generate significant volumes of truck traffic.

Allowed Structures/Uses

- Accessory buildings
- Airport landing field or heliport
- Amusements (commercial indoor or outdoor)
- Animal clinic or hospital (with or without outside runs or pens)
- Animal pound (public or private)
- Antique shop
- Art gallery or museum
- Asphalt or concrete batching plant
- Auto Repair (minor)
- Auto Painting and Body Repair
- Auto Parts Sales (New or used, indoor or outdoor)
- Auto Sales (with or without repair)
- Bakery (retail or wholesale)
- Barbershop or beauty salon
- Brick kiln or tile plant
- Building material sales
- Bus station or terminal
- Business office, professional or administrative
- Cafeteria
- Cabinet or Upholstery Shop
- Carwash
- Cement or hydrated lime manufacture
- Cemetery or mausoleum
- Cleaning/dyeing plant
- Cleaning plant - rag or carpet (special equipment)
- Clothing manufacturer or light compounding or fabrication
- Contractors shop or storage yard
- College or university
- Community Center (public or private)
- Custom Personal Service
- Dance hall or nightclub
- Dry cleaning
- Dump or sanitary fill area
- Electric generating plant
- Engine and motor repair
- Extraction and storage of sand, caliche, stone or gravel
- Fairground or exhibit area
- Farm or ranch
- Feed store
- Flea market (outdoor)
- Florist
- Fraternal Organization
- Gasoline/service center
- Greenhouse or plant nursery
- Group care or group medical care home
- Golf Course (public)
- Handicraft shop
- Hauling or storage company
- Heavy machinery sales and storage
- Hospital
- Hotel or motel
- Household appliance sales, service and repair
- Laundry or cleaning self-service
- Laundry plant (commercial)
- Library (public)
- Light or heavy fabrication
- Livestock auction
- Laundry plant (commercial)
- Library (public)
- Light or heavy fabrication
- Lodge or civic club
- Milk, dairy or ice cream plant
- Mini-storage warehouse
- Mining or storage of mining waste
- Mortuary or funeral parlor
- Motor freight terminal
- Newspaper printing
- Office supply sales
- Paint shop
- Parking lot (commercial-autos only)
- Parking lot (commercial-autos and trucks)
- Pawn shop
- Petroleum products storage
- Pharmacy
- Private Country Club
- Public/Governmental Agencies
- Parks
- Places of entertainment or eating serving alcoholic beverages
- Playgrounds
- Plumbing shop
- Print shop
- Private utility shop or storage
- Public Utility lines and structures
- Radio and television tower (monopole only)
- Railroad freight terminal
- Railroad passenger station
- Railroad tracks and rights-of-way
- Railroad team track
- Religious Worship Facilities
- Restaurant with or without drive-in service
- Retail sale of alcoholic beverages for off-premise consumption

- Retail stores and shops (other)
- Rodeo ground
- Roller or ice skating rink
- Schools (business or trade)
- Scientific or research lab
- Secondhand goods store including used furniture and clothing
- Shooting range
- Shop or yard for local, state or federal government
- Slaughter house or meat packing plant
- Smelter or refinery
- Storage and sale of furniture or appliances (outdoor)
- Storage transfer and baggage terminal
- Storage warehouse
- Studio for photographer, musician, artist or health service
- Swim or tennis club
- Temporary buildings for construction use
- Theater (indoor)
- Tire retreading or capping
- Tool or trailer sales and rental
- Towing or wrecked vehicle storage
- Transfer
- Utility shop or storage (private)
- Water or Wastewater treatment plant
- Welding or machine shop
- Wholesale office and sample room

Lot Requirements

Maximum Height	None*
Minimum Lot Area	0
Minimum Lot Width	0
Min Property Line Width	0
Min Lot Depth	0
Max Lot Coverage	1:1 floor area ratio
Minimum Front Yard	0
Minimum Side Yard	0
Minimum Rear Yard	0

* to any legal height not otherwise prohibited

Specific Use Permits

A specific use permit **without term** may be issued in the Heavy Industrial District (HI) through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Bingo hall · Grain processing and storage · Pet shop · Petroleum or gas ·
Petroleum collecting or storage · Recycling facility · Wrecking or salvage yard

A specific use permit **with term** may be issued in the Heavy Industrial District (HI) through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Mobile or manufactured home for use as a caretakers, manager's or guard's residence, provided that such mobile or manufactured home shall be located not less than 30 feet from any other structure or from any lot line of an adjacent lot of parcel of land · Sexually oriented commercial establishments