(HI) Heavy Industrial District Zoning

The purpose of this district is to establish and preserve areas for heavy industrial and related uses and is designed to accommodate all but the most objectionable industries; however, industries permitted by right are required to minimize their emission of smoke, dust, fumes, glare, noise and vibrations. The following standards are established for this district and designed to promote sound permanent heavy industrial development, and to protect nearby areas from undesirable aspects of industrial development: (1) outside storage must be screened from public view by opaque fencing, screening or landscaping; (2) outside storage shall be limited to the rear and side of the principal building; (3) storage of unsafe (corrosive, flammable or explosive materials) or hazardous material shall comply with any local, state or federal requirements; and (4) outside storage must be on the premises of the business. This district should be separated from residential areas whenever possible by natural or structural features such as sharp breaks in topography, strips of vegetation or traffic arteries. This district shall be located adjacent to and/or with direct access to thoroughfare roads or streets.

Abattoir / Slaughterhouse	S
Accessory Structure	X
Accessory Uses	X
Agricultural Production (crops)	X
Agricultural Production (livestock) except intensive livestock operations (ILO)	X
Air Conditioning Equipment Manufacturing	X
Airport Operations, Aircraft Port, Heliports	X
Ambulance Service / Rescue Squad	X
Animal Aquaculture	X
Assembly and/or Manufacturing of Emergency Community Support Vehicles	X
Assembly and Packaging Operations	X
Automobile and Truck Assembly	X
Bakeries and Food Product Preparation	X
Bedding and Carpet Manufacturing	X
Bituminous Coal & Lignite Mining	S
Bituminous Products Mixing Plant	S
Boat Works / Repair	X
Bottling Works	X
Brick, Tile and Pottery Yards (excluding extraction from Earth)	X
Building Components and Construction Materials Manufacturing	X
Bulk Grain Storage	X
Bulk Mail and Packaging	X
Cabinet / Woodworking Shop	X
Chemical Manufacturing, Household and Industrial	S

Clothing and Textile Manufacturing	X
Cold Storage Plants	X
Contractors, General Building	X
Contractors, Heavy Construction	X
Convenience Centers	C
Cosmetics Manufacturing	X
Crating Services	X
Crude Petroleum & Natural Gas	S
Dairy Processing and Distribution	X
Daycare Center and Kindergarten	C
Demolition Landfill, Public or Private	S
Distribution Centers	X
Electrical Appliance Manufacturing	X
Electrical Component Manufacturing	X
Electrical Industrial Apparatus, Assembly	X
Electrical Industrial Apparatus, Manufacturing	X
Electrical Machinery Manufacture and/or Assembly	X
Electronic Component Assembly Operations	X
Emergency Shelter	X
Emery Cloth and Sandpaper Manufacturing	X
Fabricated Metal Products	X
Farm Machinery Assembly and Repair	X
Fertilizer Manufacturing and Compounding	S
Fiber Manufacturing	X
Fire Station Operations	X
Flour and Feed Mills	X
Food and Related Production, Miscellaneous	X
Food Processing Facilities	X
Fuel Oil Sales	X
Furniture and Fixtures Assembly	X
Furniture and Wood Product Manufacturing	X
Garbage and Waste Incinerators	S
Production of Glass Products from Purchased Glass	X
Grain Mill Products	X
Hatcheries	X
Heavy Equipment Manufacturing	X
Ice Production	X
Industrial Supplies and Equipment Services	X
Inert Debris Reclamation	S
Iron, Steel, Copper, Brass and Aluminum Foundries	S

Jewelry Manufacturing	X
Laboratory Research	X
Law Enforcement Station	X
Leather and Leather Products (tanning)	X
Leather Products and Luggage Manufacturing	X
Machine Tool Manufacturing	X
Machine Welding Shops	X
Production of Manufactured Housing and Wood Buildings	X
Metal Fabrication Facilities	X
Manufactured of Millwork, Plywood and Veneer	X
Mining Industries	S
Monument Works	X
Motor Vehicle Assembly	X
Nonmetallic Minerals, except Fuels	S
Off-Street Parking and Loading Facilities	X
Offices, Small/Low-Impact	X
Paper Goods Manufacturing	X
Parks and Open Space, Public or Private	X
Petroleum and Related Industries	X
Petroleum Products, Storage and/or Distribution	X
Pharmaceutical Manufacturing	X
Police Services	X
Portland Cement Mixing Plants	X
Precision Instrument Manufacturing	X
Pressure Wood Treatment Plants	S
Printing and Publishing	X
Public Recreation (grounds and facilities for open air games and sporting events)	X
Public Utility Stations (including electrical substations, water tanks/towers and telephone exchanges)	X
Radio or Television Studio Activities Only	X
Railroad Stations and Yards	X
Refrigerated Warehousing	X
Research Facilities, including manufacturing incidental to same	X
Restaurants and Grills	X
Restaurants (with drive-thru)	X
Restaurants (without drive-thru)	X
Salvage and Recovery Yards	S
Sawmill or Planing Mills	X
School, Industrial Trade	X
Sewage/Water Pumping Stations	X

Sewage/Water Collection and Transmission Lines	X
Sewage/Water Treatment Plants	X
Sheet Metal Fabrication	X
Sign Painting and Fabrication Shop	X
Storage or Baling of Scrap Paper, Iron, Bottles, Rags or Junk	X
Storage, Warehouse	X
Swimming Pools	X
Telecommunication Towers	X
Telephone Exchange Cabinets	X
Textile Products (no dying and finishing)	X
Textile Products (with dying and finishing)	X
Tire Recapping	X
Tires and Inner Tubes Manufacturing	X
Tobacco Products Manufacturing or Processing	X
Truck Stop	X
Truck/Trailer Repair	C
Trucking, Transfer Companies and Heavy Equipment Terminals	X
Underground Electrical Power Distribution Lines; Water or Sewer Lines; Gas Distribution, and Liquid Fuel Transmission Lines	X
Warehouse (general storage, enclosed)	X
Wholesale and Jobbing Establishments	X
Wood Products	X

X = Permitted as use by right

S = Special Use Permit approved by Franklin County Board of Commissioners upon the recommendation by the Franklin County Planning Board

C = Conditional Use Permit approved by the Franklin County Board of Adjustment

Disclaimer: Uses by right, Conditional Uses, and Special Uses are subject to change and you will have to check with the Franklin County Planning before beginning any type of construction on your property.