

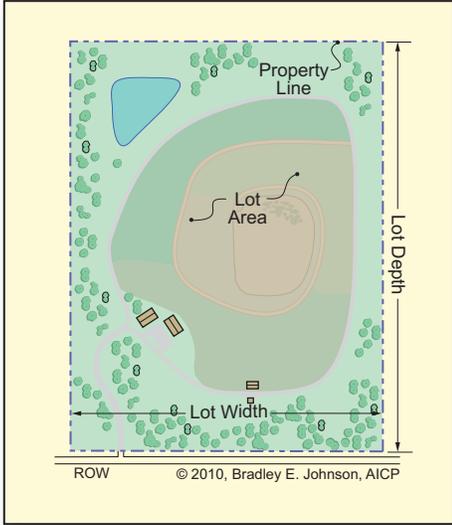
High Impact (HI) District

2.45 HI District Intent, Permitted Uses, and Special Exception Uses

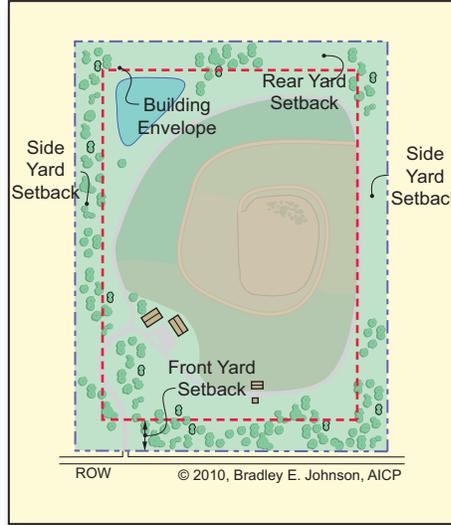
District Intent	Permitted Uses	Special Exception Uses
<p>The HI (High Impact) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> All intensities of high impact uses <p>Application of HI District</p> <ul style="list-style-type: none"> Existing and new development <p>Development Standards</p> <ul style="list-style-type: none"> Enact quality time, place, and manner development standards to minimize impacts on adjacent properties while encouraging economic vitality Minimize light, noise, water, and air pollution <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> PR, AG, IA, I1, I2, and HI <p>Plan Commission</p> <ul style="list-style-type: none"> Use the HI District for existing high impact developments and carefully for new high impact development Be sensitive to environmental protection <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> Allow a special exception use only when it is compatible with the surrounding areas Be sensitive to the potential for light pollution, noise pollution, loading berth placement, pedestrian safety, and vehicular safety 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> small wind turbine system <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> amusement park race track shooting range (outdoor) <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> construction material landfill electrical generation plant gravel/sand mining junk yard scrap metal yard sewage treatment plant telecommunication facility transfer station transfer station (recycling/waste) utility facility, above ground <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> government operations (non-office) juvenile detention facility stadium 	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> heliport, private large wind turbine system <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> hazardous waste landfill rendering plant sanitary landfill/refuse dump storage tanks (hazardous) <p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> prison

High Impact (HI) District

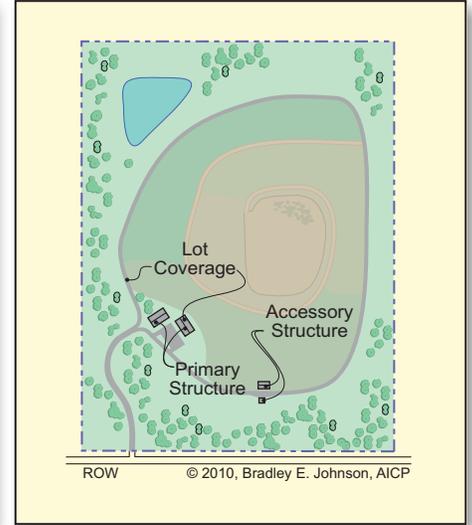
2.46 HI District Development Standards



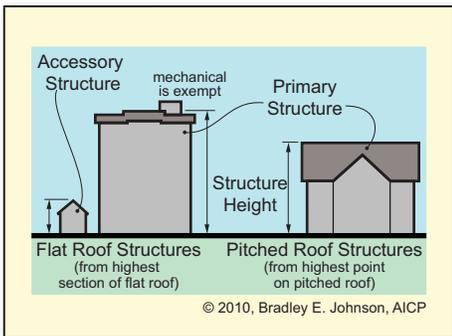
- Minimum Lot Area**
 - 20 acres
- Minimum Lot Width**
 - 250 feet
- Sewer and Water**
 - Sanitary sewer and water utility required



- Minimum Front Yard Setback**
 - 150 feet for primary and accessory structures
- Minimum Side Yard Setback**
 - 100 feet for primary and accessory structures
- Minimum Rear Yard Setback**
 - 100 feet for primary and accessory structures



- Maximum Lot Coverage**
 - 50% of lot area
- Minimum Main Floor Area**
 - 500 square feet
- Maximum Primary Structures**
 - no limit



- Maximum Structure Height**
 - 40 feet for primary structure
 - 20 feet for accessory structure

Additional Development Standards that Apply

Accessory Structure	Lighting	Telecommunication
• AS-01 5-6	• LT-01 5-43	• TC-01 5-100
• AS-11 5-13	Lot	Temporary Use
Density and Intensity	• LO-01 5-45	• TU-01 5-102
• DI-01 5-16	Outdoor Storage	Trash Receptacle
Driveway	• OS-03 5-52	• TR-01 5-105
• DW-01 5-17	Parking	Vision Clearance
• DW-04 5-20	• PK-01 5-53	• VC-01 5-106
Environmental	• PK-07 5-55	Wind Turbine System
• EN-01 5-21	Performance	• WT-01 5-107
Fence and Wall	• PF-01 5-61	• WT-02 5-109
• FW-01 5-22	Public Improvement	
• FW-06 5-24	• PI-01 5-62	
Floodplain	Setback	
• FP-01 5-26	• SB-01 5-64	
Floor Area	Sewer and Water	
• FA-01 5-27	• SW-01 5-66	
Height	Sign	
• HT-01 5-28	• SI-01 5-68	
Landscaping	• SI-09 5-93	
• LA-01 5-37	Special Exception	
• LA-02 5-38	• SE-01 5-97	
• LA-04 5-39	Storage Tank	
• LA-07 5-40	• SR-03 5-98	
• LA-08 5-41	Structure	
	• ST-01 5-99	