

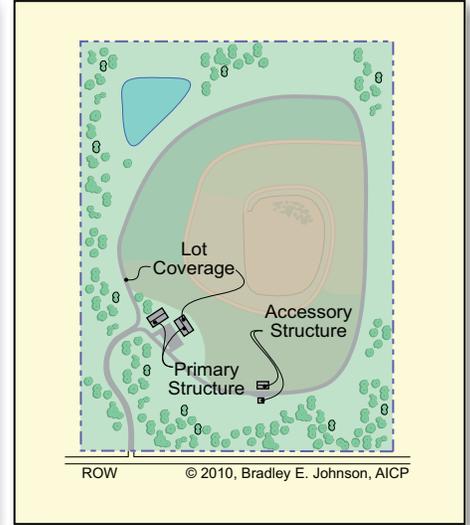
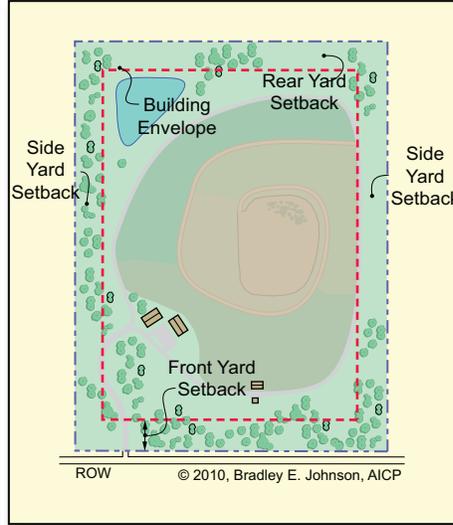
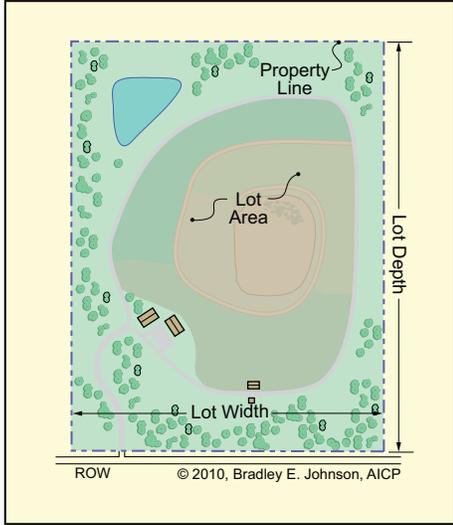
High Impact (HI) District

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

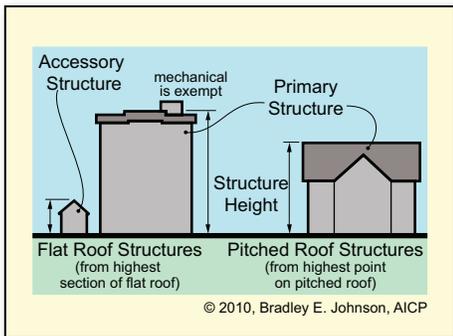
- 50% of lot area

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 Structures	Lot	Telecommunication
• AS-01 5-6	• LO-01 5-53	• TC-01 5-108
• AS-11 5-13	Outdoor Storage	Temporary Use
Density and Intensity	• OS-04 5-59	• TU-01 5-110
• DI-01 5-16	Parking	Trash Receptacle
Driveway	• PK-01 5-60	• TR-01 5-112
• DW-01 5-17	• PK-07 5-62	Vision Clearance
• DW-04 5-20	Performance	• VC-01 5-113
Environmental	• PF-01 5-68	Wind Turbine Systems
• EN-01 5-21	Public Improvement	• WT-01 5-114
Fence and Wall	• PI-01 5-69	• WT-02 5-116
• FW-01 5-22	Setback	
• FW-07 5-24	• SB-01 5-71	
Floodplain	Sewer and Water	
• FP-01 5-26	• SW-01 5-73	
Floor Area	Signs	
• FA-01 5-35	• SI-01 5-75	
Height	• SI-09 5-101	
• HT-01 5-36	Special Exception	
Landscaping	• SE-01 5-105	
• LA-01 5-45	Storage	
• LA-02 5-46	• SR-03 5-106	
• LA-04 5-47	Structure	
• LA-07 5-48	• ST-01 5-107	
• LA-08 5-49		
Lighting		
• LT-01 5-51		