

**Section 4.11 HEAVY INDUSTRIAL ZONE (IH)**

The Heavy Industrial Zone is intended for areas in which heavy and concentrated fabrication, manufacturing and industrial uses that are suitable based upon adjacent land uses and access to transportation and public services. It is the intent of this district to provide an environment for industries where there is minimal opportunity for conflict with nearby residential and non-compatible commercial development.

**A. Principally Permitted Uses:**

1. Office-Business and Professional.
2. Restaurant, café, tavern or other place serving food or beverage.
3. General appliance servicing and appliance repair shop.
4. Plumbing and Electrical services.
5. Printing and publishing establishments and lithographing.
6. Retail sales of products assembled or manufactured on site.
7. Wholesale businesses such as lamps, telephones, computers, household effects such as furniture, rugs, clothing, and fabrics.
8. Research and development laboratories.
9. Extraction or production of mineral resources.
10. Commercial Nurseries and Greenhouses.
11. Animal Hospitals.
12. Kennels.
13. Automobile Service, Gas or Filling Station.
14. Automotive Repair-Major and Minor.
15. Automotive Sales.
16. Car and truck washing facilities.
17. Commercial storage yard.
18. Self-Service Storage Facility.
19. Warehouse, distribution center, terminal, lumber yard.
20. Recycling Collection Point.
21. Recycling Center.
22. Crematorium.
23. Timber Products, Non-Commercial.

**B. Conditionally Permitted Uses:**

The following uses are permitted subject to the review and approval pursuant to Chapter 5 – General Regulations Applying to all Districts and Uses:

1. A dwelling only when used by the owner or manager or employee on the same site.
2. Manufacturing of electrical and electronic equipment such as lamps, telephones, and computers.
3. Manufacturing of household effects such as rugs, clothing, fabrics, and handi-crafts.
4. Manufacturing of furniture, woodshops, carpentry, cabinet-making shops, and metal-working shops.
5. Timber Products Processing Plants, finished paper and paper products.
6. Dry cleaning and laundry plants.
7. Recycling or Recycling Plants.
8. Commercial airports.
9. Industrial Agriculture.
10. Compressor, regulator, distribution stations and gas processing plants.
11. Oilfield Wastewater Disposal Facilities (OWDF).
12. Waste treatment facilities.
13. Ore and mineral products processing, refining, storage, distribution and other related activities if not directly associated with or adjacent to a mineral extraction operation.

14. Public facilities and utilities limited to above ground structures including sewage treatment and water supply facilities, municipal solid waste landfill all conforming to Wyoming Department of Environmental Quality requirements.
15. Railroad Yard and/or Facility.
16. Auto Reduction Yard and Junkyards.
17. Auto Wrecker Service.
18. Sexually Oriented Businesses.
19. Any use, building or structure proposed on a parcel with a property line adjacent to an area classified as a scenic by-way and backway pursuant to Chapter 5-General Regulations Applying to all Districts and Uses.
20. Telecommunication Towers and Facilities. See Chapter 5.
21. Electrical Substations and Transmission Lines. See Chapter 5.
22. Low Hazard-Low Volume, Treatment, Processing, Storage and Transfer Facility. See Chapter 5.
23. Non-Commercial Wind Energy Collection Systems. See Chapter 5.
24. Commercial Scale Energy Facilities. See Chapter 6.

**C. Accessory Uses:**

1. Customary accessory structures and uses.
2. Signs, pursuant to Chapter 5-General Regulations Applying to all Districts and Uses.
3. Parking, pursuant to Chapter 5-General Regulations Applying to all Districts and Uses.

**D. Minimum Lot Area:**

1. Minimum Lot Area is One (1) acre – See Chapter 5-General Regulations Applying to all Districts and Uses.

**E. Other Regulations:**

1. Minimum Yard Setbacks and Maximum Building Height – See Chapter 5-General Regulations Applying to all Districts and Uses.
2. Landscaping:
  - a. Front and Corner Lots: A minimum of 10 feet (10') shall be landscaped and maintained except there shall be no obstruction in the corner clearance or clear vision area. Landscape requirements may be waived by the Commission for good cause shown.
3. Screening Standards: All manufacturing and fabricating areas shall be enclosed in buildings, and all outside equipment and material storage areas shall be screened by walls, fences or adequate plantings to a height of not less than six feet (6').