

16-5-20: MHI MODIFIED HEAVY INDUSTRIAL:

The MHI district is intended to provide locations for most heavy industrial uses, while also serving as a buffer for transitional and redeveloping areas, particularly along the U.S. 61/151 freeway corridor, from the most intense industrial uses which, by their nature, generate levels of smoke, dust, noise, odors, or other visual impacts that render them incompatible with virtually all other land uses. This district is also intended to provide locations for a limited amount of commercial development that will serve employees of surrounding industrial uses. (Ord. 52-09, 10-19-2009)

16-5-20-1: PRINCIPAL PERMITTED USES:

The following uses are permitted in the MHI district:

Agricultural supply sales.

Animal hospital or clinic.

Auto part supply.

Automated gas station.

Bakery (wholesale/commercial).

Bank, savings and loan, or credit union.

Bar or tavern.

Business services.

Car wash, full service.

Car wash, self-service.

Cold storage or locker plant.

Construction supply sales or service.

Contractor shop or yard.

Convenience store.

Dental or medical lab.

Drive-up automated bank teller.

Farm implement sales, service or repair.

Freight transfer facility.

Fuel or ice dealer.

Furniture upholstery or repair.

General office.

Indoor recreation facility.

Indoor restaurant.

Kennel.

Laboratory for research or engineering.

Licensed childcare center.

Lumberyard or building material sales.

Mail order house.

Manufacturing, primary.

Manufacturing, secondary.

Miniwarehousing.

Mobile home sales.

Moving or storage facility.

Off street parking lot.

Parking structure.

Passenger transfer facility.

Pet daycare or grooming.

Printing or publishing.

Processing, packaging, or storing meat, dairy or food products, but not including slaughterhouse or stockyard.

Railroad or public or quasi-public utility, including substation.

Registered child development home.

Resource recovery/recycling center (indoor only).

Restaurant, drive-in or carryout.

Service station.

Tool, die, or pattern making.

Upholstery shop.

Vehicle body shop.

Vehicle sales or rental.

Vehicle service or repair.

Vending or game machine sales or service.

Warehousing, packaging, distribution, or storage facility.

Welding services.

Wholesale sales or distributor. (Ord. 52-09, 10-19-2009; amd. Ord. 54-19, 12-16-2019; Ord. 30-21, 9-20-2021)

16-5-20-2: CONDITIONAL USES:

The following conditional uses may be permitted in the MHI district, subject to the provisions of section [16-8-5](#) of this title:

Grain or barge terminal.

Licensed adult day services.

Residential use.

Wind energy conversion system. (Ord. 52-09, 10-19-2009; amd. Ord. 50-10, 8-16-2010; Ord. 54-19, 12-16-2019)

16-5-20-3: ACCESSORY USES:

The following uses shall be permitted as accessory uses as provided in section [16-3-7](#) of this title:

Any use customarily incidental and subordinate to the principal use it serves.

Drive-up automated bank teller.

Wind turbine (building mounted). (Ord. 52-09, 10-19-2009)