

HI: Heavy Industrial District

Purpose

The purpose of the Heavy Industrial (HI) District is to provide lands that accommodate intense industrial development that generally requires large sites, as well as industrial uses that are important to the City’s economic growth but may impact adjacent lands. The uses generally involve greater potential for adverse off-site impacts on the environment and surrounding development (e.g. from dust, fumes, smoke, odor, noise, or vibration, or due to extensive movement of vehicles, materials, and goods).

Allowed uses include heavy manufacturing, warehouse distribution, wholesale sales, major utility facilities, and research laboratories. District regulations are intended to encourage the reuse of existing industrial development. District development is intended to include buffers and the use of mitigation techniques to ensure heavy industrial development mitigates potential impacts to surrounding neighborhoods.

Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	N/A
Lot Width, min. (ft.)	N/A
Lot Coverage, max. (% of site area)	N/A
Density, max. (du/acre)	N/A
1 Front Yard Setback, min. (ft.)	25
Side Yard Setback, min. (ft.)	N/A
Rear Yard Setback, min. (ft.)	N/A
2 Building Height, max. (ft.)	75

Notes: ft. = feet sf. = square feet du. = dwelling unit

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. ¹ Conditional Use ² Special Exception

PRINCIPAL USES PERMITTED	Parking structure ¹	Equipment rental
Broadcasting studio	Passenger terminal, surface transportation	Laboratory, testing or research
Newspaper or periodical publishing establishment	Railroad facility	Lawn, tree, or pest control services
Correctional facility ²	Solar energy conversion system (large scale) ¹	Linen or uniform supply
Public safety facility	Utility facility, major	Self-service storage ¹
Park or greenway ¹	Utility facility, minor	Sign fabricating establishment
Airport	Animal shelter	Crematory
Park and ride	Kennel ¹	Contractor's office
Parking lot ¹	Veterinary hospital or clinic ¹	Dry cleaning pick-up ¹
		Laundry, coin-operated

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.

HI: HEAVY INDUSTRIAL

Non-depository personal credit institution ¹	Junk, salvage, scrap, or wrecking yard ²
Car wash	Recycling center ²
Sexually-oriented business ²	Refuse processing facility ¹
Fuel sales (bulk)	Refuse disposal
Commercial fuel depot	
Commercial vehicle repair and maintenance	
Gasoline sales and service station ¹	
Personal vehicle repair and maintenance ¹	
Vehicle paint and finishing shop	
Vehicle towing and wrecker service ¹	
Agriculture and forestry uses, not elsewhere listed	
Crop production and processing	
Contractor's yard	
Motor freight facility	
Warehouse distribution and storage	
Wholesale sales, not elsewhere listed	
Manufacturing, assembly, or fabrication, light	
Manufacturing, assembly, or fabrication, medium	
Manufacturing, assembly, or fabrication, heavy	
Mining ²	
Composting facility	

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