

## HEAVY INDUSTRIAL



### Heavy Industrial Development Types

- Heavy manufacturing
- Powerplant, oil and gas and petrochemical operations
- Mining operations
- Office uses accessory to a primary industrial use
- Public/institutional
- The sole permissible location for sexually-oriented businesses under some local regulations

### Heavy Industrial Characteristics

- Outdoor activity and large visible structures and storage facilities, which are difficult to screen from neighboring properties aside from fencing, landscaping and/or berms along site perimeters.
- Significant truck traffic, and sometimes direct rail service and/or water access for barges and tanker ships.
- On-site large scale moving and construction equipment in most cases.
- Environmental impacts expected that will affect the proximity and type of adjacent uses, including particulate emissions, noise, vibrations,

lighting/glare, smells, etc., plus the risk of fire or explosion depending on the materials handled or processed.

- Often operate "24/7," which also requires adequate separation and buffering from any nearby residential areas.