

## 14.0 HEAVY INDUSTRY – HI

### 14.1 INTENT, WHERE PERMITTED

HI districts are hereby created to permit industries and commercial uses which have public nuisance potential and will therefore be subject to intensive review for locational impact on surrounding land uses and environment.

It is intended that HI districts may be established in areas having all of the following characteristics:

- Areas served by a major highway, rail or secondary road improved to standards approved by the Town and Virginia Department of Transportation;
- Areas either served by public water and sewer or meeting requirements of the local office of the Virginia Department of Health; and
- Areas having clearly demonstrated suitability for intended uses with regard to physical characteristics and relationship to surrounding development.

### 14.2 PERMITTED USES

#### 14.2.1 BY RIGHT

All uses permitted by right in section 13, *Light Industry – LI*, shall be permitted in any HI district subject to the requirements and limitations of these regulations.

#### 14.2.2 BY SPECIAL USE PERMIT

All heavy industry uses not permitted by right shall be permitted only by special use permit approved by the Town Council pursuant to section 20.3.4, *Special Use Permits*.

### 14.3 MINIMUM AREA REQUIRED FOR ESTABLISHMENT OF DISTRICT

Minimum area required for establishment of an HI District shall be five (5) acres. There shall be no minimum area requirements for additions to established HI districts, provided the area to be added adjoins and forms a logical addition to the existing HI district.

### 14.4 ADDITIONAL REQUIREMENTS

In addition to requirements contained herein, the requirements of section 12, *Industrial Districts, Generally*, and section 4.13, *Performance Standards*, and other so specified provisions in this ordinance shall apply in all HI districts.