

ALBEMARLE COUNTY CODE

CHAPTER 18

ZONING

SECTION 28

HEAVY INDUSTRY - HI

Sections:

- 28.1 INTENT, WHERE PERMITTED**
- 28.2 PERMITTED USES**
- 28.3 STRUCTURE HEIGHT, SETBACK, YARD, DEVELOPMENT, USE**

28.1 INTENT, WHERE PERMITTED

The intent of the heavy industry (HI) district is to permit industrial and supporting uses having the potential, if unregulated, to cause public nuisances and therefore requiring enhanced performance standards and review for their impacts on surrounding lands and the environment.

Structures within the heavy industry (HI) district are encouraged to be constructed to the standards required for industrial structures, regardless of their intended use.

(§ 28.1, 12-10-80; Ord. 13-18(1), 4-3-13)

28.2 PERMITTED USES

The uses permitted by right, by special use permit and by special exception in the heavy industry (HI) district are set forth in “HI” column in the table in section 26.2.

(§ 28.2, Ord. 13-18(1), 4-3-13 (§ 28.2, 12-10-80)(§ 20-28.2.1, 12-10-80; 2-13-85; 3-5-86; 11-1-89; 5-12-93; § 18-28.2.1, Ord. 98-A(1), 8-5-98; Ord. 02-18(6), 10-9-02; Ord. 04-18(2), 10-13-04; Ord. 08-18(6), 11-12-08; Ord. 09-18(7), 8-5-09; Ord. 10-18(4), 5-5-10)(§ 20-28.2.2, 12-10-80; 2-13-85; 10-15-86; 6-19-91; § 18-28.2.2, Ord. 98-A(1), 8-5-98; Ord. 03-18(1), 2-5-03; Ord. 04-18(2), 10-13-04; Ord. 08-18(6), 11-12-08; Ord. 10-18(4), 5-5-10))

28.3 STRUCTURE HEIGHT, SETBACK, YARD, DEVELOPMENT, USE

(Formerly Minimum Area Required for Establishment of District, Repealed 4-3-13)

The structure height, yard, setback, development, and use standards in sections 26.4, 26.5 and 26.6, and the sections cross-referenced therein, shall apply to all heavy industry (HI) districts.

(§ 28.3; Ord. 13-18(1), 4-3-13; § 28.4, 12-10-80)