

§ 141-84. HI Heavy Industrial Districts.

In HI Heavy Industrial Districts, the following regulations shall apply:

- A. Use regulations. A building may be erected, altered or used and a lot may be used or occupied for any lawful purpose not elsewhere in this chapter prohibited, except that:
 - (1) No dwelling shall be permitted, except that living quarters for caretakers and watchpersons shall be permitted when employed on the premises.
 - (2) No private dump or automobile graveyard shall be permitted.
 - (3) Any of the following uses when authorized as a conditional use by the Planning Board if simultaneous with site plan review, otherwise by the Board of Adjustment:
 - (a) Manufacture, processing or storage of explosives, paint, gas or petroleum.
 - (b) Abattoirs, breweries, meat-packing, tanning and curing of leather, rawhides or skins and manufacture or processing of fertilizer, wood pulp, disinfectants or soap.
 - (c) Limekilns, manufacture of cement or asphalt and municipal waste reduction.
 - (d) Manufacture or processing of rubber products.
 - (e) Any other use which is or may be in comparable degree to any of the foregoing noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, illumination or noise, or which is or may be dangerous to the public health, welfare or safety, or which constitutes a hazard by reason of fire, explosion or otherwise; and any applicant for conditional use for any of the above uses shall show to the satisfaction of the Board of Adjustment that provision is made to adequately reduce, minimize or preclude an objectionable feature in the particular location, the noxious, offensive, dangerous or hazardous feature or features thereof, or the entire use itself, as the case may be.
 - (4) Signs in accordance with the provisions of § 141-86 herein.
 - (5) Accessory use on the same lot with and customarily incidental to any of the foregoing uses specifically permitted.
- B. Height regulations. The provisions of § 141-83B hereinabove shall apply.
- C. Area, width, yard and coverage regulations.
 - (1) The area, width, yard and coverage regulations of § 141-83C hereinabove shall apply;
 - (2) The coverage regulations shall be as follows:

Lot Area (acres)	Maximum Building Coverage	Maximum Lot Coverage
1 to 2	60%	90%
2.1 to 5	65%	87.5%
Over 5	70%	85%
- D. Outdoor storage of materials and products. Outdoor storage of materials and products shall be permitted in all areas of the lot except the front yard.
- E. Ingress to and egress from the lot. The provisions of § 141-83E hereinabove shall apply.
- F. Planning Board approval. The provisions of § 141-83F hereinabove shall apply.