

Sec. 3.31 - HI Heavy Industrial District Intent, Permitted Uses and Conditional Uses.

HI Heavy Industrial District**3.31 HI District Intent, Permitted Uses and Conditional Uses****District Intent**

The "HI" District is intended to provide a land use category for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The provisions that regulate this land use district should make the district compatible with the "LI" and "IC" districts and environmentally sensitive areas. This district should be used in combination with the "LI" district in areas with convenient access to major transportation routes.

Permitted Uses**Industrial Uses**

- Any use permitted in the Light Industrial (LI) district
- Agriculture crop processing and storage (of materials produced off-site)
- Asphalt manufacturing
- Blast furnace, steel furnace, blooming, or rolling mill
- Brick, tile, and terra-cotta manufacturing
- Cement, lime, gypsum, or plaster of paris manufacturing
- Central mixing plant for cement, mortar, plaster, and / or housing materials
- Chemical storage or manufacturing
- Heating and electric power generating plants and all necessary uses
- Government buildings, offices, and storage
- Incineration of garbage or refuse when conducted within an enclosed plant
- Machine and machine tool manufacture
- Petroleum or inflammable liquids, production, refining, or storage
- Smelting of copper, iron, zinc, or ore
- Rock, sand, or gravel distribution
- Any accessory building and uses customarily incidental to the above permitted uses

Communication/Utilities

- Public wellfield/ pump house
- Sewage Treatment Plant
- Utility substation
- Water tower

Conditional Uses**Industrial Uses**

- Airport, heliports, and related landing areas and buildings
- Development of natural resources, including the removal of minerals and natural materials together with necessary buildings and machinery
- Junk/salvage yard, places for dismantling, wrecking, and disposing of material
- Mineral extraction and processing
- Municipal solid waste landfills, inert landfills, construction and demolition landfills, refuse dump, scrap metal yard, and recycling center
- Slaughterhouse
- Any other heavy industrial use, which shall be compatible with the intent of the district.

Adult Uses

- Adult entertainment facilities, sexually orientated businesses, and massage parlors

Conditional Uses**Communication/Utilities**

- Wireless telecommunications facility/ tower

Use Notes and Subdivision Specifications

- The Use Matrix at the end of this Article provides detailed use listings.
- The Overlay Districts shall apply as specified in Article 4 of this Ordinance.
- Any district may be rezoned to "PUD" (Planned Unit Development) as specified in Article 7 of this Ordinance.
- The subdivision of land in this district shall be consistent with the specifications of the Clayton County Subdivision Ordinance.

(Ord. No. 2017-41, § 5, 5-30-17; Ord. No. 2021-245, Pt. I(§ 2), 11-16-21)

Editor's note— Ord. No. 2017-41, § 5, adopted May 30, 2017, amended section 3.31 by adding "towing, wrecking, and impound service" and "music studios" as a conditional use. Ord. No. 2021-245, § 2, adopted Nov. 16, 2021, amended section 3.31 by adding "film and movie studio" to Permitted Uses and Industrial Uses.