**3.6.11. “HI” Heavy Industrial -** The purpose of this district is to encourage the development of major manufacturing processing, warehousing, and major research and\or testing operations. These activities require extensive community facilities, and reasonable access to arterial or interstate highways; they may have extensive open storage and service areas, generate heavy traffic but shall be prohibited if they create nuisances beyond Federal and State guidelines.

**3.6.11.a. Permitted Uses -**

**1.** Any use permitted in the light industrial district.

**2.** Retail sale of any commodity manufactured, fabricated, or processed on the premises or of any commodity designed especially for use in agricultural, mining industry, business, transportation or construction.

**3.** The generation of electric power and/or gas distribution or the manufacturing or processing of clay, tile, primary metals, wood, paper, glass, plastic, rubber, and related products and services.

**4.** All permitted uses must meet all State and Federal regulatory requirements.

**5.** Mining, extraction of clay, gravel, sand, stone, minerals, oil and gas in conformity with applicable state and federal regulations, rules and statutes and any related processing activity including those extraction and processing activities where use of explosives is employed.

**3.6.11.b. Accessory Uses Permitted -**

**1.** Signs identifying the industrial activity on the same premises in accordance with Section 4.2.7. of this Ordinance.

**2.** Garages and other buildings and uses accessory to the principal use.

**3.6.11.c.** **Conditional Uses -** Must meet all State and Federal regulatory requirements.

**1.** All manufacturing and industrial process not enumerated in Section 3.6.11.a.

**2.** The conditional uses listed in the “LI” Heavy Industrial District.

**3.6.11.d. Dimension and Area Regulations -** The regulations on the dimensions and area for lots and structures are set forth in Section 3.7 Schedules of Dimensions and Area Regulations. The applicable regulations shall be observed in all Industrial Districts.