

HEAVY INDUSTRIAL (HI)

The purpose of the HI district is to concentrate heavy industrial uses in areas where they will flourish without adversely affecting adjacent less intensive uses.

Table B.5.2 HI District Development Standards Table		
All Development Types		
Building Height (Max) <i>Section B.12.C: Building Height</i>	120 ft.	
Density (Max) <i>Section B.12.A: Density and Intensity</i>	Residential Uses Not Permitted	
Setbacks (Min) <i>Section B.12.E: Building Placement (Setbacks)</i>	Front (Street)	100 ft. (Arterial) 35 ft. (Local/Collector)
	Side	100 ft. (Abutting Residential Districts and Planned Development Districts) 25 ft. (Abutting All Other Districts, Except Industrial) 15 ft. (Abutting Industrial Districts)
	Rear	100 ft. (Abutting Residential Districts and Planned Development Districts) 25 ft. (Abutting All Other Districts)
Lot <i>Section B.12.F: Lot Dimensions</i>	Width (Min)	100 ft.
	Area (Min)	1 Acre
	ISR (Max)	80%
Additional Standards	Refer to <i>Table B.8.1: Permitted Use Table</i> for permitted, conditional, and special exception uses allowed in this district. Refer to SC Building Code for distance minimum between buildings.	

The list of permitted uses by district as well as specific use standards may be viewed at:
<https://www.sumtersc.gov/planning/unified-development-ordinance/proposed-zoning-changes-outreach>