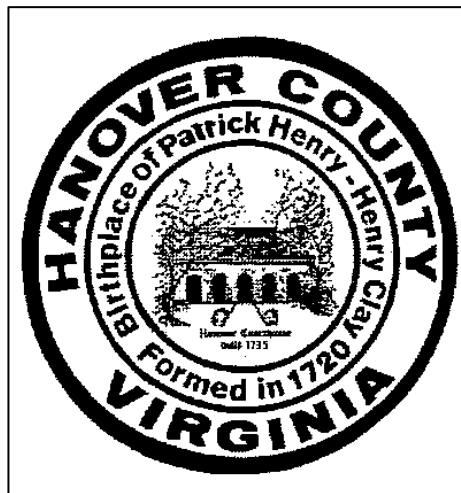


Hanover County

INDUSTRIAL USES REFERENCE GUIDE

(Office Service OS, Limited industrial M-1, Light Industrial M-2, and Heavy Industrial M-3)



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INDUSTRIAL USES REFERENCE GUIDE

(Office Service OS, Limited industrial M-1, Light Industrial M-2, and Heavy Industrial M-3)

These listings are provided as a guide to summarize the industrial use provisions of the Zoning Ordinance. Some uses are abbreviated to fit the table format. Not every use on this list may be current. Individuals using the list should refer to the Zoning Ordinance to verify complete and current district regulations.

Key to symbols used in the Use Reference Table:

P - Permitted Use, A – Permitted Accessory Use, C – Conditional Use, S – Special Exception

1. Items in *italics* include the manufacturing, compounding, processing, packaging, fabrication or treatment of the listed use.
2. "@" refers to those industrial uses in Office Service District that contain floor area limitations (such as being conducted within a completely enclosed building, commercial uses can comprise up to one hundred (100) percent of the project's gross floor area, and limited to fifty (50) percent of the gross floor area of the district, and the limit on floor area stated on the sketch plan submitted and approved with the rezoning application).
3. "#" refers to accessory uses to dwelling used by the proprietor/employee of permitted office/business use in the same building or on the same premises.
4. "^" refers to accessory uses that are permitted in an office building having a floor area of not less than 10,000 square feet.
5. "+" refers to uses that are limited to properties located outside the OUD Overlay Urban Development District (refer to Zoning Ordinance).

For uses not listed, the following applies: "A proposed use that is substantially similar to a use that is a permitted use, a permitted accessory use, a conditional use, or a use permitted as a special exception in this zoning district may be permitted if the Director determines, after considering the proposed use's operating characteristics and impact on the neighboring properties, roads and community, that:

1. The proposed use is not likely to create any more danger to health and safety in surrounding areas than the listed use; and
2. The proposed use will not create any more offensive noise, vibration, dust, emissions, heat, smoke, odor, glare, and other objectionable influences than the listed use and will not have a greater traffic or parking impact than the listed use.

If the Director determines that the proposed use may be permitted, the regulations applicable to the use listed in the district regulations shall apply to the proposed use."