

## CHAPTER 12

### IL - LIGHT INDUSTRIAL

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#### SECTION 1200 GENERAL DESCRIPTION

This district is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this ordinance. This district does not allow any industry or use which creates corrosive, toxic or noisome fumes, gas, smoke or odor or obnoxious dust, vapor or offensive noise or vibration.

#### SECTION 1210 PRINCIPAL PERMITTED USES

- (a) Wholesaling, warehousing, storage, supply and distribution.
- (b) Truck terminals, freight terminals and passenger terminals.
- (c) Light manufacturing and processing. (see Appendix A).
- (d) Outdoor storage lots and yards, except automobile junk yards, scrap yards, salvage yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display or sales of junk, scrap or salvaged materials.
- (e) Retail establishments, sales and display rooms.
- (f) Offices,
- (g) Photography studios, art studios, art galleries, art sales, interior design studios, craft studios, craft sales, antique shops, establishments for the teaching of music, dancing or other performing arts.
- (h) Financial institutions.
- (i) Hotels and motels.
- (j) Eating and drinking establishments, including drive-in eating and drinking establishments.

- (k) Personal service establishments.
- (l) Business service establishments.
- (m) Service and repair establishments including automobile service stations and repair garages.
- (n) Amusement, recreational and entertainment establishments.
- (o) Laboratories and establishments for fitting, repair or production of eyeglasses, hearing aids or prosthetic devices.
- (p) Radio and television stations.
- (q) Veterinary establishments.
- (r) Commercial printing and job printing.
- (s) Business schools and vocational schools not involving uses of an industrial nature which would not otherwise be permitted in this district.
- (t) Rehabilitation centers.
- (u) Parking lots and parking garages.
- (v) Clubs, lodges, civic and fraternal organizations.
- (w) Parks, playgrounds and playfields.
- (x) Utilities substations.
- (y) Churches and other places of worship, including educational buildings related thereto.
- (z) Community service structures and use such as community service centers, libraries, fire stations, civic, cultural or recreational uses.
- (aa) Cemeteries.
- (bb) Signs subject to the provisions of Chapter 17.
- (cc) Mini-storage.

#### SECTION 1220 PERMITTED ACCESSORY USES AND STRUCTURES

- (a) Dwelling units in connection with permitted or permissible uses or structures, located on the same premises therewith, provided that such dwelling units shall be occupied only by owners or employees of such uses.
- (b) Signs subject to the provisions of Chapter 17.

(c) Other structures and uses which:

- (1) Are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures;
- (2) Are located wholly on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership;
- (3) Do not involve operations not in keeping with the character of the area, or of a nature prohibited under "Prohibited Uses and Structures" for this district.

(c) Day nursery.

#### SECTION 1230 USES PERMITTED BY SPECIAL EXCEPTION

The following uses may be permitted as special exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 20.

- (a) Dwelling units with densities and building placements which are compatible with the character of the surrounding area.
- (b) Elementary, middle and high schools.
- (c) Temporary borrow pits for fill dirt and top soil.

#### SECTION 1240 MINIMUM YARD REQUIREMENTS

- (a) Front yard - The depth of the required front yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated on the Coweta Metropolitan Area Major Street and Highway Plan or 25 feet if not designated on the Street and Highway Plan, to a setback of thirty-five (35) feet on arterial streets and twenty-five (25) feet on non-arterial streets. When a lot has double frontage, the front yard requirements shall be provided on both streets.
- (b) Side yard:
  - (1) On the side of an interior lot or the interior side of a corner lot which abut a residential district, a side yard of not less than twenty (20) feet shall be provided.
  - (2) On any corner lot, the depth of the required exterior side yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated in the Coweta Metropolitan Area Major Street and Highway Plan, or 25 feet if not designated on the Street Plan, to a setback distance of thirty-five (35) feet on arterial streets and twenty (20) feet for non-arterial streets.
  - (3) In all other cases, no side yard is required if the buildings are built to the side lot line, otherwise at least three (3) feet of side yard width shall be provided.

- (c) Rear yard - When the IL zoned property abuts residentially zoned property, or the properties are separated only therefrom by an alley or easement, there shall be a rear yard of not less than fifteen (15) feet, and if the building is to be serviced from the rear, then there shall be a rear yard requirement of thirty (30) feet. Un-attached buildings of accessory use shall be setback five (5) feet from the utility easement or alley line, whichever is greater.

SECTION 1250 MINIMUM LOT AREA

No minimum lot area required except as needed to meet other requirements herein.

SECTION 1260 MINIMUM LOT WIDTH

No minimum lot width required except as needed to meet other requirements herein.

SECTION 1270 MAXIMUM INTENSITY OF USE

No limitation except as needed to meet other requirements herein.

SECTION 1280 MAXIMUM HEIGHT OF STRUCTURES

No building shall exceed forty (40) feet in height.