

CHAPTER 13

IM - MODERATE INDUSTRIAL

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SECTION 1300 GENERAL DESCRIPTION

This District is intended to accommodate those manufacturing and industrial uses which sometimes produce moderately objectionable influences on residential, commercial, and light industrial uses by reason of the emission of odor, heat, smoke, noise, or vibration.

SECTION 1310 PRINCIPAL PERMITTED USES

- (a) Those uses permitted in the Light Industrial District.
- (b) All other industrial and manufacturing uses, EXCEPT the following:

- Acetylene Gas Manufacturing
- Acid Manufacture for Wholesale
- Auto Salvage
- Blast Furnace
- Brick Manufacturing, Tile Manufacturing
- Cement, Lime, Gypsum, Plaster of Paris or Asphalt Manufacturing
- Chlorine or Hydrochloric, Nitric, Picric, Sulphurous, Sulphuric Acid or Ammonia Manufacture
- Coke Manufacturing
- Creosote Manufacturing, or Treatment
- Disinfectant or Insecticide Manufacturing
- Distillation of Bones
- Explosive Manufacture or Storage
- Fat Rendering
- Fertilizer Manufacture From Mineral or Organic Materials
- Garbage, Offal or Dead Animal Reduction or Dumping
- Glue Manufacture
- Insecticide Manufacturing
- Junk Yard
- Paint, Oil, Varnish, Turpentine Manufacturing
- Paper or Pulp Manufacturing by Sulphide Process
- Petroleum Refining
- Refuse Dump
- Slavage Yards, NEC
- Slaughtering of Animals
- Smelting

Solid or Liquid Waste Disposal or Storage
Soap Manufacturing
Soda Ash, Caustic Soda and Washing Compound Manufacturing
Stockyard
Storage of Dismantled Automobiles or any form of Junk or Salvage
Material
Tar Distillation or Manufacturing
Trades, Industries, or uses that have heavily objectionable
environmental influences by reason of the emission of odor,
heat, smoke, noise, or vibration
Turpentine Manufacturing
Varnish Manufacturing

SECTION 1320 PERMITTED ACCESSORY USES AND STRUCTURES

- (a) Dwelling units in connection with permitted or permissible uses or structures provided that:
- (1) The residential occupation of the premises is specifically required because of the nature of the operations being conducted thereon or for the safekeeping thereof.
 - (2) The dwelling unit is located on the same premises with the use for which it is required.
- (b) 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.

SECTION 1330 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, colleges and universities.

SECTION 1340 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 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, 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 is required.

(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 Major Street and Highway Plan, or 25 feet if not designated on the Street Plan, to a setback of thirty-five (35) feet on arterial streets and twenty-five (25) feet on non-arterial streets.

(c) Rear Yard - No rear yard is required if buildings are built to the rear lot line, otherwise at least 3 feet of rear yard depth is required.

(d) Building Adjacent to Residential Districts - The side and rear yard requirements in (b) and (c) do not apply when the building is adjacent to a residential district. In this case, all buildings constructed in an IH zone shall be at 50 feet from the boundary of any residential district.

SECTION 1350 MINIMUM LOT AREA

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

SECTION 1360 MINIMUM LOT WIDTH

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

SECTION 1370 MAXIMUM INTENSITY OF USE

No limitation except as needed to meet other requirements herein.

SECTION 1380 MAXIMUM HEIGHT OF STRUCTURES

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

