

CHAPTER 14

IH - HEAVY INDUSTRIAL

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SECTION 1400 GENERAL DESCRIPTION

This district is intended to accommodate primarily those uses of a manufacturing and industrial nature and secondarily uses which are functionally related thereto such as distribution, storage and processing. General commercial uses are allowed but are considered incidental to the predominantly industrial nature of the district. Certain related structures and uses required to serve the needs of the primary uses are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this ordinance. In addition, certain uses are permitted only as special exceptions or are prohibited in order to protect such uses from the potentially incompatible characteristics of industrial areas.

SECTION 1410 PERMITTED PRINCIPAL USES

Any use which is otherwise lawful, which would not otherwise be prohibited by this ordinance, except those uses listed in Section 1430 below as being specifically prohibited and those uses listed in Section 1440 as special exceptions.

SECTION 1420 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.

(c) Day nursery.

(d) Signs subject to the provisions of Chapter 17.

SECTION 1430 PROHIBITED USES AND STRUCTURES

- (a) Hospital, sanitariums, rest rooms, convalescent homes, homes for the aged, homes for orphans.
- (b) Hotels and motels.
- (c) Funeral homes.
- (d) Fraternities, sororities, denominational student headquarters, provided no residential use is involved.
- (e) Rehabilitation centers.
- (f) Day nurseries and kindergarten as primary uses.

SECTION 1440 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.
- (c) Sanitary landfill, solid or liquid waste disposal or storage subject to the provisions of Section 292.

SECTION 1450 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, 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 Metropolitan Area 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 least 50 feet from the boundary of any residential district.

SECTION 1460 MINIMUM LOT AREA

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

SECTION 1470 MINIMUM LOT WIDTH

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

SECTION 1480 MAXIMUM INTENSITY OF USE

No limitation except as needed to meet other requirements herein.

SECTION 1490 MAXIMUM HEIGHT OF STRUCTURES

- (a) Buildings up to 40 feet in height are permitted outright.
- (b) Buildings in excess of 40 feet in height, provided there is an increase of one foot in side, front and rear yards over the minimum front, rear and side yard requirements for each additional three (3) feet of height.

