

## CHAPTER 13

### IL - LIGHT INDUSTRIAL

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#### SECTION 1300 GENERAL DESCRIPTION

##### Description

This district is intended to accommodate wholesaling, distribution, storage, processing and light manufacturing. 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. The uses included may be approved as a Specific Use Permit when located on a 40-acre or larger tract. See Chapter 26.

#### SECTION 1310 PRINCIPAL PERMITTED USES

##### Included Uses:

- (a) Light Manufacturing and Industry
  - (1) Aircraft Assembly and Subassembly
  - (2) Aircraft Repairs, Maintenance Instruction and Training
  - (3) Apparel and Other Finished Products Made From: fabrics, leather, similar materials
  - (4) Automotive Painting
  - (5) Bakery Products - Manufacturing
  - (6) Blacksmithing
  - (7) Bottling Plant
  - (8) Brooms and Brushes - Manufacturing
  - (9) Building Contract Construction Service and Storage:
  - (10) Cesspool Cleaning
  - (11) Concrete Construction Service
  - (12) Dry-cleaning, Industrial
  - (13) Heavy Construction, Equipment Storage/Parking

- (14) Heating, Contracting Construction Service
- (15) Insulation Contractor
- (16) Laundry, Industrial
- (17) Masonry
- (18) Oil Well Drilling and Cleaning Contracting Service
- (19) Roofing
- (20) Sheet Metal
- (21) Spray Painting
- (22) Stonework
- (23) Water Well Drilling and Cleaning
- (25) Bus Maintenance Shop
- (26) Candle Manufacturing
- (27) Candling or Processing Plant
- (28) Clothes Manufacturing
- (29) Cold Storage Plants
- (30) Communication Equipment, Including Radio Television Receiving Sets
- (31) Manufacturing: Costume Jewelry, Costume Novelties, Buttons and Miscellaneous Notions (except precious materials) - Manufacturing
- (32) Drug - Manufacturing
- (33) Dry Cleaning/Laundry - Industrial
- (34) Freight Terminals
- (35) Furniture Packing and Crating
- (36) Garment Manufacturing
- (37) Ice Manufacturing
- (38) Laundry Service (Non-personal goods)
- (39) Machine Shop
- (40) Mattress and Bedding Renovator
- (41) Mattress Manufacturing
- (42) Motor Freight Depot/Terminal
- (43) Motion Picture Production
- (44) Musical Instruments and Parts - Manufacturing
- (45) Office, Computing and Accounting Machines - Manufacturing
- (46) Paint and Other Solvent Use
- (47) Pens, Pencils, and Other Office and Artist Materials - Manufacturing
- (48) Pharmaceutical Manufacturing
- (49) Pottery and Figurines or Other Similar Ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas
- (50) Printing, Publishing and Allied Industries
- (51) Professional, Scientific and Controlling Instruments, Photographic and Optical
- (52) Goods, Watches and Clocks - Manufacturing
- (53) Produce Markets Wholesale
- (54) Roasting Coffee and Coffee Products - Manufacturing
- (55) Truck Freight Terminal (repair and storage of commercial contract carriers)
- (56) Umbrellas, Parasols and Canes - Manufacturing
- (56) Welding Equipment and Supply Manufacturing
- (57) Welding Shop
- (58) Wrecker Service and Storage of Abandoned or Inoperative Vehicles reclaimed from Highway/Streets for 60 days or less (excludes salvaged or dismantled)

vehicles)

- (b) Wholesaling, warehousing, storage, supply and distribution.
- (c) Truck terminals, freight terminals and passenger terminals
- (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) Radio and television stations
- (f) Commercial printing and job printing
- (g) Parking lots and parking garages
- (h) Utilities substations
- (j) Signs subject to the provisions of Chapter 18

#### Use Conditions

1. The uses included when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.
2. Wrecker Service and Storage of Abandoned or Inoperative Vehicles reclaimed from Highway/Streets for 60 days or less, Vehicles shall have a screening wall or fence with a minimum of eight (8) feet in height.
3. All parking areas and drives shall be paved with an All Weather Surface as otherwise required by this Code.

#### SECTION 1320 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 18.
- (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.

(d) Fire stations

#### 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 21.

- (a) Business schools and vocational schools not involving uses of an industrial nature which would not otherwise be permitted in this district.
- (a) Dwelling units with densities and building placements which are compatible with the character of the surrounding area.
- (c) Temporary borrow pits for fill dirt and top soil.

#### SECTION 1340 USES PERMITTED BY SPECIFIC USE PERMIT

The following uses may be permitted as Specific Use Permit by the Planning Commission and City Council in accordance with the provisions contained in Chapter 26.

- (b) Mini-storage.

#### SECTION 1350 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 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 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 there from 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. Unattached buildings of accessory use shall be setback five (5) feet from the utility easement or alley line, whichever is greater.

#### SECTION 1360 MINIMUM LOT AREA

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

#### SECTION 1370 MINIMUM LOT WIDTH

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

#### SECTION 1380 MAXIMUM INTENSITY OF USE

No limitation except as needed to meet other requirements herein.

#### SECTION 1390 MAXIMUM HEIGHT OF STRUCTURES

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