

CHAPTER 15

IH - HEAVY INDUSTRIAL

- 1500 General Description
- 1510 Permitted Principal Uses
- 1520 Permitted Accessory Uses and Structures
- 1530 Uses Permitted by Special Exception
- 1540 Uses Permitted by Specific Use Permit
- 1550 Minimum Yard Requirements
- 1560 Minimum Lot Area
- 1570 Minimum Lot Width
- 1580 Maximum Intensity of Use
- 1590 Maximum Height of Structures

SECTION 1500 GENERAL DESCRIPTION

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. Manufacturing and industrial uses having substantial objectionable environmental influences by reason of the emission of odor, heat, smoke, noise or vibration. Light industrial uses are allowed but are considered incidental to the predominantly heavy 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 or a specific use permit 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 a specific use permit or are prohibited in order to protect such uses from the potentially incompatible characteristics of industrial areas. The uses included may be approved as a Specific Use Permit when located on a 40-acre or larger tract. See Chapter 26.

SECTION 1510 PERMITTED PRINCIPAL USES

Included Uses

- (a) Any use permitted in the IL Light Manufacturing district.
 - (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
- (24) Bus Maintenance Shop
- (25) Candle Manufacturing
- (26) Candlering or Processing Plant
- (27) Clothes Manufacturing
- (28) Cold Storage Plants
- (29) Communication Equipment, Including Radio Television Receiving Sets
- (30) Manufacturing: Costume Jewelry, Costume Novelties, Buttons and Miscellaneous Notions (except precious materials) - Manufacturing
- (31) Drug - Manufacturing
- (32) Dry Cleaning/Laundry - Industrial
- (33) Freight Terminals
- (34) Furniture Packing and Crating
- (35) Garment Manufacturing
- (36) Ice Manufacturing
- (37) Laundry Service (Non-personal goods)
- (38) Machine Shop
- (39) Mattress and Bedding Renovator
- (40) Mattress Manufacturing
- (41) Motor Freight Depot/Terminal
- (42) Motion Picture Production
- (43) Musical Instruments and Parts - Manufacturing
- (44) Office, Computing and Accounting Machines - Manufacturing
- (45) Paint and Other Solvent Use
- (46) Pens, Pencils, and Other Office and Artist Materials - Manufacturing
- (47) Pharmaceutical Manufacturing
- (48) Pottery and Figurines or Other Similar Ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas
- (49) Printing, Publishing and Allied Industries
- (50) Professional, Scientific and Controlling Instruments, Photographic and Optical
- (51) Goods, Watches and Clocks - Manufacturing
- (52) Produce Markets Wholesale
- (53) Roasting Coffee and Coffee Products - Manufacturing
- (54) Truck Freight Terminal (repair and storage of commercial contract carriers)
- (55) 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) Any use permitted in the IM Moderate Manufacturing and Industry district.
- (1) Aircraft and Aerospace Parts Manufacturing and Remanufacturing
 - (2) Alcohol Manufacturing
 - (3) Aluminum, Brass, Copper Foundry
 - (4) Batch Plant
 - (5) Beverage Manufacturing
 - (6) Boiler or Forge Works
 - (7) Brewery
 - (8) Canning and Preserving of Fruits/Vegetables
 - (9) Cellophane Manufacturing
 - (10) Celluloid Manufacturing
 - (11) Cheese Manufacturing
 - (12) Chipping of Trees and Shrubs
 - (13) Chrome Plating
 - (14) Concrete Ready-Mix Plant
 - (15) Confectionery and Related Products - Manufacturing
 - (16) Cooperage Works
 - (17) Corrugated Metal Manufacturing
 - (18) Cotton Baling, Compressing and Ginning
 - (19) Cotton Storage, Open
 - (20) Cottonseed Oil Milling
 - (21) Cultured Marble Manufacturing
 - (22) Cutlery, Hand Tools, General Hardware - Manufacturing
 - (23) Dairy Products Manufacturing
 - (24) Die Casting Manufacturing
 - (25) Diesel Engine Repairs
 - (26) Dyestuff Manufacturing
 - (27) Electronic Components and Accessories - Manufacturing
 - (28) Electrical Lighting and Wiring Equipment - Manufacturing
 - (29) Electrical Machinery, Equipment and Supplies - Manufacturing
 - (30) Electroplating
 - (31) Fabricated Metal Products, NEC - Manufacturing
 - (32) Feed Grinding and Processing
 - (33) Fiberglass Products Manufacturing
 - (34) Flat Glass - Manufacturing
 - (35) Flavor Extracts and Flavoring Syrups Manufacturing, NEC
 - (36) Flour Mills
 - (37) Food Products, Manufacturing
 - (38) Foundry, Nonferrous Metals
 - (39) Fur Goods - Manufacturing
 - (40) Furniture and Fixtures - Manufacturing
 - (41) Galvanizing

- (42) Gas (heating or illuminating) manufacturing or Storage, except where such gas is to be entirely consumed on the same premises
- (43) Glass and Glassware (pressed and blown) manufacturing
- (44) Grain Elevators
- (45) Grain Mill Products - Manufacturing
- (46) Heat Exchangers, Fabrication
- (47) Household Appliance Manufacturing
- (48) Ice Cream Manufacturing
- (49) Indoor Recycling Center for Metal, paper, Glass and Plastic Products
- (50) Industrial Spray Painting and Other Solvent Use
- (51) Jewelry, Silverware and Plated Ware - Manufacturing
- (52) Lamp Black Manufacturing
- (53) Lamp Shades - Manufacturing
- (54) Leather and Leather Products - Manufacturing
- (55) Liquefied Petroleum Gas Sales and Service, Wholesale
- (56) Livestock Auction Sales
- (57) Lumber and Wood Products Manufacturing, NEC
- (58) Machinery Manufacturing
- (59) Moderate Manufacturing, NEC
- (60) Meat Products - Manufacturing
- (61) Milling, Custom
- (62) Monument Manufacture
- (63) Mortician Goods - Manufacturing
- (64) Noodle Manufacturing
- (65) Oilcloth Manufacturing
- (66) Oil Compounding and Barreling
- (67) Oil Well Equipment Storage
- (68) Other Fabricated Metals Products - Manufacturing
- (69) Paper Products - Manufacturing, Not Using Sulphide Processes
- (70) Pickle, Sausage, Sauerkraut or Vinegar Manufacturing
- (71) Pickling, Fruits and Vegetables; Salad Dressings - Manufacturing
- (72) Planing Mill
- (73) Plastics, Blow Molding and Injection Molding
- (74) Pottery and Related Products - Manufacturing
- (75) Prefabricated House Manufacturing
- (76) Prestressed and Pretensioned Concrete Products
- (77) Printing Ink Manufacturing
- (78) Radioactive Service Company
- (79) Rayon or Cellophane Manufacturing
- (80) Ready Built House Manufacturing
- (81) Refrigerator Manufacturing
- (82) Sandblasting (indoor)
- (83) Sash and Door Manufacturing
- (84) Sausage Manufacturing
- (85) Shoddy Manufacturing (low grade cotton or wool)
- (86) Shoe Polish Manufacturing
- (87) Sighting and Fire Control Equipment - Manufacturing
- (88) Signs and Advertising Displays - Manufacturing
- (89) Small Arms Manufacturing

- (90) Soybean Oil Milling
 - (91) Space Vehicle Manufacturing
 - (92) Starch, Glucose, Dextrin Manufacturing
 - (93) Wrecker Service and Storage of Abandoned or Inoperative Vehicles reclaimed from Highway/Streets for 60 days or less (excludes salvaged or dismantled vehicles)
 - (94) Store Fixture Manufacturing
 - (95) Tank and Tank Components - Manufacturing
 - (96) Textile Mill - Manufacturing
 - (97) Tire Recapping
 - (98) Tobacco - Manufacturing
 - (99) Toy, Amusement, Sporting and Athletic Goods - Manufacturing Transportation
 - (100) Equipment Manufacturing
 - (101) Vegetable Oil Milling
 - (102) Vinegar Manufacturing
 - (103) Waste Paper Salvage and Reclamation
 - (104) Wool Scouring, Hair Manufacturing
 - (105) Yeast Manufacturing
- (c) Wholesaling, warehousing, storage, supply and distribution.
 - (d) Truck terminals, freight terminals and passenger terminals.
 - (e) 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.
 - (f) Radio and television stations.
 - (g) Utilities substations.
 - (h) 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 1520 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.

(d) Signs subject to the provisions of Chapter 18.

SECTION 1530 USES PERMITTED BY SPECIAL EXCEPTIONS

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

Included Uses

(a) Temporary borrow pits for fill dirt and top soil.

SECTION 1540 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.

Included Uses

(a) Manufacturing, Heavy

- (1) Abattoir (slaughter house)
- (2) Acetylene Gas Manufacturing in Excess of 15 Pounds Pressure Per Square Inch
- (3) Acid Manufacturing
- (4) Agricultural Chemicals – Manufacturing
- (5) Ammonia, Bleaching Powder or Chlorine Manufacturing
- (6) Animal Rendering
- (7) Arsenals
- (8) Asphalt Manufacturing or Refining
- (9) Blast Furnace
- (10) Bleaching Powder Manufacturing
- (11) Brick, Tile or Terra Cotta Manufacturing
- (12) Butane and Propane Manufacturing/Storage
- (13) Cement, Lime, Gypsum, Plaster of Paris Manufacturing
- (13) Chlorine or Hydrochloric, Nitric, Picric, Sulphurous or
- (15) Sulfuric Acid Manufacturing
- (16) Coal Yard
- (17) Coke Manufacturing
- (18) Compost Yard
- (19) Concrete Brick and Block – Manufacturing
- (20) Creosote Manufacturing or Treatment
- (21) Disinfectant or Insecticide Manufacturing
- (22) Distillation of Bones, Coal, Tar or Wood
- (23) Emery Cloth and Sandpaper Manufacturing
- (24) Explosive Manufacturing or Storage
- (26) Fat Rendering
- (26) Fertilizer Manufacturing From Mineral or Organic Materials
- (27) Fireworks Manufacturing or Storage
- (28) Garbage Dump
- (29) Garbage, Offal, or Dead Animal Reduction or Dumping
- (30) Glue, Gelatin or Size Manufacturing
- (31) Guided Missile Manufacturing
- (32) Gum and Wood Chemicals – Manufacturing
- (33) Guns, Howitzers, Mortars, and Related Equipment - Manufacturing
- (34) Incineration, Reduction of Dead Animals, Garbage or Refuse, Offal
- (35) Insecticide Manufacturing
- (36) Iron or Steel Foundry
- (37) Lime, Cement, Plaster of Paris Manufacturing
- (38) Linoleum, Asphalted-felt Base, and Other Hard Surface Floor Cover-
Manufacturing
- (39) Lubricating Oils and Grease Manufacturing
- (40) Match Manufacturing
- (41) Oil Reclamation Plants
- (42) Oil Refinery
- (43) Paint, Oil, Varnish or Turpentine Manufacturing
- (44) Paper or Pulp Manufacturing by Sulfide Processes Emitting Noxious Gases or
Odors
- (45) Paving Plants

- (46) Petroleum Bulk Storage for Wholesale
- (47) Plastics/Rubber Manufacturing
- (48) Primary Metal Industries, NEC
- (49) Radioactive Service Company
- (50) Railroad Freight Terminal
- (51) Railroad Roundhouse or Shop
- (52) Railroad Yard
- (53) Refining of Petroleum or Other Crude Materials
- (54) Refuse Dump
- (55) Refuse or Trash Transfer Station, All processing and storage shall be within a building or container
- (56) Rendering Plant
- (57) Resource Recovery Facility (all storage and processing within building)
- (58) Rolling/Steel Mill
- (59) Rubber Manufacturing from Crude Materials
- (60) Salt Works
- (61) Sandblasting (outdoor)
- (62) Sawmill
- (63) Slaughtering of Animals
- (64) Smelting
- (65) Soap Manufacturing
- (66) Soda Ash, Caustic Soda and Washing Compound Manufacturing
- (67) Steel Works or Fabrication Plant
- (68) Stockyard
- (69) Stone Cutting and Stone Products Manufacturing
- (70) Structural Clay Products, Manufacturing
- (71) Structural Steel Plants
- (72) Sugar Refining
- (73) Tallow, Grease or Lard Manufacturing or Refining
- (74) Tank Farm, Petroleum
- (75) Tanning, Curing or Storing of Leather and Rawhides or Skins
- (76) Tar Roofing or Tar Waterproofing Manufacturing
- (77) Tar Distillation or Manufacturing
- (78) Tile Roofing Manufacturing
- (79) Trades, Industries, or Uses that have Heavily Objectionable Environmental Influences by Reason of the Emission of Odor, Heat, Smoke, Noise, or Vibration.
- (80) Trash or Refuse Transfer Station, All processing and storage within building or containers
- (81) Turpentine Manufacturing
- (82) Varnish Manufacturing
- (83) Washing Compound Manufacturing
- (84) Wood Preserving

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. All uses require approval of a Specific Use Permit (see also Chapter 26), and are subject to the following requirements:
 - a. The permitted uses shall not interfere with or detrimentally affect any adjoining or nearby residential properties.
 - b. Traffic circulation shall be reviewed and approved by the City Engineer, including the location of ingress and egress points.
 - c. The subject tract of land (proposed development site) shall have either a minimum of 150 feet of frontage on a designated major arterial street or a minimum of 50 feet of frontage on a non-arterial street.

(b) Junk and salvage yards

Establishments primarily providing an open area where wastes or used or secondhand materials are bought, sold, exchanged, stored, processed, crushed or handled. Materials shall include but are not limited to scrap iron and other metals, paper, plastic, rags, rubber tires, salvaged or dismantled vehicles, vehicular parts, wrecked vehicles, bottles and cans.

Use Conditions

1. All uses require approval of a Specific Use Permit (see also Chapter 26).
2. The use included, when located on a lot abutting any AG, R, O, CG, IL or IM District shall be screened by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the district to be screened.
3. The use included, when located on a lot abutting a street, highway or thoroughfare, shall be screened by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the district to be screened.
4. The piling of junk or salvage materials shall not exceed the height of the required screening wall or fence within 150 feet of the boundary required to be screened.
5. Storage racks which are designed for the stacking of materials, including but not limited to automotive front ends, hoods, doors, quarter panels, etc., which exceed the height of the screening fence, shall be setback a minimum of 25 feet from another abutting zoning district, with the exception of the IH district and from a street, highway or thoroughfare along the lot line or lines in common with another district other than the IH district, street, highway or thoroughfare, plus two (2) additional feet of setback for every one (1) foot of rack height above 15 feet.
6. Wrecked or damaged vehicles stored in an Auto Pool facility until insurance or other

settlements are made shall not be parted or salvaged; however, may be sold or offered for sale on the premises within the screened areas - no display of such vehicles is permitted along street frontages. All parking areas and drives shall be paved with an All Weather Surface as otherwise required by this Code.

(c) Extraction Operations, Mining and Mineral Processing

Description

Use requires approval of a Specific Use Permit in accordance with Chapter 26 of this Code. Extractive operations, mineral processing operations and manufacturing operations which directly utilize minerals at or near the source, includes:

1. Mining and Quarrying: Mining, quarrying or extraction of coal, ores, stone, sand or gravel.
2. Processing of Mineral Products: Crushing, washing, and grading of coal, ore, stone, sand or gravel; manufacture of Portland cement, concrete or asphaltic concrete, at the source of supply of crushed rock, sand, or gravel, for utilization off the premises.

Use Conditions

In granting approval of a Specific Use Permit in accordance with Chapter 26 of this Code for extraction operations, mining and mineral processing uses, the Planning Commission and City Council shall consider potential environmental influences, such as dust and vibration, and shall establish in the particular instance, appropriate protective conditions such as setbacks, screening, and method of operation, as will mitigate the adverse affect on proximate land uses.

SECTION 1550 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 least 50 feet from the boundary of any residential district.

SECTION 1560 MINIMUM LOT AREA

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

SECTION 1570 MINIMUM LOT WIDTH

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

SECTION 1580 MAXIMUM INTENSITY OF USE

No limitation except as needed to meet other requirements herein.

SECTION 1590 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 inside, front and rear yards over the minimum front, rear and side yard requirements for each additional three (3) feet of height.