

Chapter 24—Industrial Districts

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§24.010 Purpose and Intent

It is the intent of this chapter to provide for industrial zoning districts that promote growth and stability of industrial and related development; to strengthen the economic base of the city; to provide the flexibility required to meet changing technological conditions affecting industry, its plants, and products; to encourage the upgrading of industrial operations by the application of good housekeeping standards; to protect the character of the district and its suitability to particular uses; to protect the health and safety of the city by applying environmental and safety standards; and to preserve and expand the City's tax base and employment potential.

§24.020 Definitions Referenced

The definitions of certain terms referenced in these sections are set forth in Chapter 3 "Definitions" of this Ordinance, as amended.

§24.030 Applicability

The requirements herein established shall apply to all land within industrial districts. Where there is a conflict between the terms and/or requirements contained in this section and another section contained in this Ordinance, as amended or any other ordinance, code, or regulation of the City of Newnan, Georgia, the more strict shall apply.

§24.040 General Provisions

The following provisions shall apply to all industrial districts.

1. Parking

All parking, loading, and circulation areas shall be paved, curbed, guttered, and striped according to the minimum standards specified in Chapter 30, "Parking and Loading Requirements" of this Ordinance.

2. Screening of Dumpsters

Trash containers must be covered and be placed on a pad that shall be completely enclosed on all sides and screened from public streets and residential districts as specified in the "Solid Waste" ordinance and "Tree Preservation and Landscaping" ordinance in the City of Newnan's Code of Ordinance.

3. Outdoor Storage

All outdoor storage shall be located to the side or rear of the building, be located inside of all setback lines, be completely fenced and screened from public streets. No

required parking spaces, landscape area, or any other required site element shall be used for outdoor storage. Gravel is an acceptable surface for outdoor storage areas.

4. Water

Public water is required within all industrial districts.

5. Wastewater

Public sewer is required within all industrial districts.

6. Sidewalks

Sidewalks are not required in industrial districts.

7. Road/Streets

All streets and roads in an industrial district must meet the requirements as established in the City of Newnan Subdivision Regulations.

8. Accessory Uses and Structures

Any uses listed in Table 21.04 will be permitted in industrial districts with the conditions set forth in this Chapter; Chapter 33, §33.060 "Non-Residential Accessory Uses and Structures" of this Ordinance, and other relevant chapters.

9. Dimensional, Zoning and Use Requirements for Industrial Districts

Table 24.01 at the end of this Chapter, is a table which lists the dimensional requirements for the industrial districts specified herein. Zoning district and use requirements are set forth in Chapter 21 of this ordinance, Table 21.04.

§24.050 **ILT, Light Industrial District Regulations**

1. General Purpose and Description

The ILT, Light Industrial District, is intended primarily for the conduct of light manufacturing, assembling, and fabrication, and for warehousing, wholesaling, and service operations that do not depend primarily on frequent personal visits of customers or clients, but that may require good accessibility to major rail or highways. This district is designed to upgrade industrial development standards, prevent industrial blight, and protect light industrial development from incompatible residential, commercial or heavy industrial uses. This district should function as a buffer or transition between heavy industrial development and commercial development.

2. Location of ILT Districts

New ILT districts are most appropriately located adjacent to existing ILT districts between commercial districts and uses and lower impact districts. ILT districts should be located along minor or major arterial roads.

§24.060 **IHV, Heavy Industrial District**

1. General Purpose and Description

The IHV, Heavy Industrial District, is intended to provide for heavy industrial uses and

other uses not otherwise provided for in the other districts. The intensity of uses permitted in this district makes it necessary to separate it from all residential districts and most commercial districts wherever possible.

2. Location of IHV Districts

New IHV districts are most appropriately located adjacent to existing IHV districts between light industrial districts and uses and lower impact districts. IHV districts should be located along minor or major arterial roads.

§24.070 PIP, Planned Industrial Park District

1. General Purpose and Description

The PIP, Planned Industrial Park District, is intended to provide for planned, orderly, and efficient improvement of large industrial properties. The master planning process allows for flexibility to meet the changing condition of economic development, while maintaining the health and safety of the city by applying environmental and design standards.

2. Location of PIP Districts

New PIP districts are most appropriately located in areas with convenient access to arterial streets and preferably with access to rail lines. Furthermore, Planned Industrial Parks shall be planned appropriately and located in areas of compatible land uses so as not to create noise, sight, or air pollution.

3. Designing a Planned Industrial Park

A Planned Industrial Park project consists of four (4) separate design components:

- a. Concept Plan—The initial design ideas and layout to elicit preliminary feedback from staff.
- b. Master Plan—The overall concept plan for the development locking in land uses, circulation, and other elements.
- c. Subdivision Plats—A plat for dividing land within the industrial park.
- d. Site Development Plan— A set of plans for review of any individual lot development or installation of streets within the industrial park, also commonly referred to as “Construction Plans”.

4. Planned Industrial Park Development Standards

- a. Roads/Streets—All interior streets and roads must meet the requirements for such facilities for the City of Newnan as well as the following:
 - 1) The provision and/or design of streets is subject to review by the Planning Commission which may require or allow modifications to the location, layout, or capacity of roads or attach additional requirements such as turn lanes, traffic circles, wider or narrower rights-of-way, pavement widths, medians, traffic calming or other associated features and provided that such modifications meet generally accepted traffic

engineering and planning principles that can be justified by the applicant and/or verified by the Planning Commission.

- 2) Public roads, road extensions, or other similar infrastructure shall be provided according to the approved master plan. Deviation from plans shall require approval of a revised plan.
- b. Utilities—All utility lines in a Planned Industrial Park shall be placed underground.
- c. Landscaping and Tree Preservation—Planned Industrial Parks shall present landscape and tree preservation plans as listed below:
- 1) Master Plans must show a master tree preservation plan prepared in accordance with the City of Newnan Landscape and Tree Preservation Ordinance.
 - 2) Master Plans must show a detailed landscape plan for all entrances into the Planned Industrial Park.
 - 3) Site Development Plans shall comply with the approved master tree preservation plan, unless changes to the master tree preservation plan are approved by the Planning Commission upon recommendation by the City's Landscape Architect.
 - 4) Site Development Plans shall present a landscaping plan in accordance with the industrial requirements of the Landscape and Tree Preservation Ordinance.
- d. Grading/Erosion Control—If so desired, the developer of a Planned Industrial Park may submit a master grading/erosion control plan for approval as part of the Master Plan. The grading/erosion control plan must comply with the Master Tree Preservation Plan and other applicable city standards. The grading/erosion control plan shall be prepared in accordance with the requirements as established in Chapter 45 of this Ordinance.
- e. Hydrology—A master hydrology plan is required for the entire Planned Industrial Park. All hydrology plans shall be prepared in accordance with the requirements of City of Newnan Stormwater Detention Regulations.
5. Application Procedures and Requirements

Applications for a Planned Industrial Park shall submit an application for rezoning as outlined in Chapter 40 of this ordinance and shall follow the procedures outlined in this section. As described in Chapter 25, §25.040 of this Ordinance, Planned Industrial Park projects have four (4) distinct elements:

- a. Concept Plan—The concept plan is required to display initial ideas and design for the Planned Industrial Park. The concept plan shall be submitted to staff for review and comment prior to filing of the rezoning application. The concept plan shall show the preliminary location of roads, building pads, and tree preservation areas. Lots are not required to be shown on the concept plan. The concept plan shall be used in analyzing the application for rezoning. The concept plan shall contain the following information:
- 1) Boundary of the project property;

- 2) Delineation of phases (if applicable);
 - 3) Project site acreage;
 - 4) Preliminary street network including entrances and exits and connections to rail lines if applicable;
 - 5) Existing natural features of the site including rivers, lakes, ponds, streams, flood plains, water supply watersheds, and wetlands;
 - 6) Potential location of building pads;
 - 7) Projected tree save areas and acreage;
 - 8) Owner's name, address, and contact information;
 - 9) In addition, the applicant shall provide a written narrative describing the proposed project.
- b. Rezoning Application—After review of the concept plan, a rezoning application must be filed in accordance with the requirements of Chapter 40 of this Ordinance. The Concept Plan shall be included as part of the rezoning application.
- c. Master Plan—Upon approval of the rezoning application by City Council, the developer is authorized to submit the master plan of the Planned Industrial Park. The Master Plan shall establish the guideline for which the development of the Planned Industrial Park shall follow. The Master Plan shall be approved by the Planning Commission during the next available meeting. The Master Plan shall be prepared by a Registered Landscape Architect or Civil Engineer, where required, and contain the following information:
- 1) Boundary of the project property;
 - 2) Delineation of phases (if applicable);
 - 3) Project site acreage and existing contours at 2' intervals;
 - 4) Street network including entrances and exits and connections to rail lines if applicable;
 - 10) Natural features of the site including rivers, lakes, ponds, streams, flood plains, water supply watersheds, and wetlands;
 - 5) Projected location of building pads;
 - 6) Master tree preservation plan;
 - 7) Landscape plan for entrances;
 - 8) Master hydrology;
 - 9) Master grading/erosion control plan, if desired;
 - 10) Owner's name, address, and contact information;
 - 11) Certification block as follows:

Pursuant to the Planned Industrial Park standards of the Zoning Ordinance of the City of Newnan, Georgia, all the requirements for Master Plan approval having been fulfilled including rezoning of the property to a designation of PIP, this Master Plan was approved by the Planning Commission at its meeting on _____, ____.

Date

Planning Director

- d. Effect of Approval –Approval of the Master Plan authorizes the developer to submit subdivision plats and Site Development Plans. Grading of the industrial park is authorized provided a master grading/erosion control plan was approved as part of the Master Plan and after receipt of the Land Disturbing Activity Permit.
- e. Subdivision Plat—Any division of land with the Planned Industrial Park is subject to the requirements as established in the City of Newnan Subdivision Regulations. Preliminary Subdivision Plats must be approved by the Planning Commission while Final Subdivision Plats can be administratively approved by staff, but only after streets are accepted by City Council.
- f. Site Development Plan—Site development plans, otherwise known as construction plans, shall be submitted for each individual building sites or streets as they are proposed within the park. The site development plan shall be prepared in accordance with Chapter 45 of this Ordinance. Site development plans are to be reviewed and approved by staff. The plans must substantially conform to the approved Master Plan. If any controversy arises as to the compliance with the master plan, the plan shall be presented to the Planning Commission for consideration. The site development plan must also demonstrate compliance with the Master Tree preservation plan, master hydrology plan, and master grading plan if applicable.
- g. Amendments to Approved Master Plan—The Master Plan can only be amended with approval of the Planning Commission.

6. Variances

Any variances requested in the Planned Industrial Park District shall be granted or denied by the Planning Commission. In granting such variances, the Planning Commission shall adhere to the procedures set forth in Chapter 44 "Variances and Appeals" within this Ordinance.

**Table 24.01
Industrial Dimensional Requirements**

| DIMENSION ↓ | ILT | IHV | PIP |
|--|------------------------------------|-------------------------------------|------------------------------------|
| Minimum District Size (Acres) | 1 | 2 | 50 |
| Minimum Lot Size (Square Feet) | 43,560 | 87,120 | 43,560 |
| Front Setback¹ | Major St.=35/85 Minor St.=35/65 | Major St.=40/100 Minor St.=40/65 | Major St.=35/85 Minor St.=35/65 |
| Side Setback | 12' | 30' | 12' |
| Street Side² Setback | Major St.=35/85 Minor St.=35/65 | Major St.=40/100 Minor St.=40/65 | Major St.=35/85 Minor St.=35/65 |
| Rear Setback | 15' | 40' | 15' |
| Minimum Bldg. Line Width | 200' | 200' | 200' |
| Minimum Lot Frontage | 200' | 200' | 200' |
| Minimum Lot Depth | 200' | 200' | 200' |
| Principal Building Height | 35' | 35' | 35' |
| Accessory Building Height | 35' | 35' | 35' |
| Maximum Building Coverage | 70% (Lot) | 60% (Lot) | 70% (Lot) |
| Base/Maximum Floor Area Ratio (FAR) | 0.50/0.70 | 0.30/0.50 | 0.50/0.70 |
| Distance Between Buildings | 20' | 25' | 20' |

¹ Note that the first number refers to the distance to be set back from the public right-of-way and the second number refers to the distance to be set back from the centerline of the road or street. Both numbers shall be considered when calculating setbacks and the larger number used.

² Note that the first number refers to the distance to be set back from the public right-of-way and the second number refers to the distance to be set back from the centerline of the road or street. Both numbers shall be considered when calculating setbacks and the larger number used.