

STEPHENS CITY ZONING ORDINANCE

board fence, or an adequate evergreen hedge. Public utilities and signs requiring natural air circulation, unobstructed view, or other technical consideration necessary for proper operation may be exempt from this provision. This exception does not include storing of any materials.

(c) Landscaping shall be required within any yard area when adjacent to a residential district. The plans and execution must take into consideration traffic hazards. Landscaping shall be permitted up to a height of three feet within twenty feet from the corner of any intersecting streets.

(d) Sufficient area shall be provided:

(1) To adequately screen permitted uses from adjacent business and residential districts; and

(2) For off-street parking of vehicles incidental to the establishment, its employees and clients, as specified in Sections 23-61 and 23-62.

Sec. 23-429. Architectural treatment.

If the parcel of land is less than one acre, all main buildings erected on the parcel shall be designed so as to have the main entrance face a publicly dedicated street, provided the parcel borders a publicly dedicated street. Corner lots may face any of the public streets which border the property.

Secs. 23-430 - 23-440. Reserved.

DIVISION 9. INDUSTRIAL TRANSITION DISTRICT I-1

Sec. 23-441. Statement of intent.

The intent of this district is to provide for small and medium size business enterprises involving wholesale commercial, business service, research and development, office and light manufacturing activities. The uses in this district utilize relatively small-scale buildings and generate low to moderate levels of truck traffic and minimal sources of noise, dust, air and water pollution, or other nuisances so as to limit impacts on neighboring residential areas. Development in the Industrial Transition District must have safe and sufficient access and must comply with all Federal and State environmental standards.

Sec. 23-442. Use regulations.

In the Industrial Transition District I-1, structures to be erected or land to be used shall be for the following permitted uses, as defined by North American Industry Classification System (NAICS) code. Note that uses not permitted within a code are shown in parentheses.

	<u>Permitted Uses</u>	<u>NAICS Code</u>
(1)	Water supply systems	221310

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	Offices and storage facilities for building	233__
	construction contractors and special trade contractors	235__
	Food processing, as follows:	
	Commercial bakeries	311812
	Perishable prepared food manufacturing	311991
(4)	Printing and related support activities	323__
	Wholesale trade, durable goods, excluding:	421__
	(Motor vehicle parts (used) wholesalers)	(421140)
	(Coal and other mineral and ore wholesalers)	(421520)
	(Recyclable material wholesalers)	(421930)
	(Timber and timber products)	(421990)
(6)	Wholesale trade, nondurable goods, excluding:	422__
	(Poultry wholesalers)	(422440)
	(Livestock wholesalers)	(422520)
	(Other farm product raw materials wholesalers)	(422590)
	(Other chemical and allied products wholesalers)	(422690)
	(Petroleum and petroleum products wholesalers)	(4227__)
	(Farm supplies wholesalers)	(422910)
(7)	Building material, garden equipment and supplies dealers	444__
(8)	Convenience stores	445120
(9)	Gasoline stations, excluding truck stops	4471__
(10)	Information industries, excluding:	51__
	(Broadcasting and telecommunications)	(513__)
(11)	Finance and insurance establishments	52__
	Real estate and rental and leasing establishments, excluding:	53__
	(Lessors of real estate)	(5311__)
	(Consumer goods rental)	(5322__)

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	Offices for professional, scientific and technical services	54__
(14)	Management of Companies and Enterprises	55__
(15)	Offices for administrative and support services, excluding:	56__
	(Repossession Services)	(561491)
	(Waste management and remediation services)	(562__)
(16)	Health care establishments, excluding:	62__
	(Hospitals)	(622__)
	(Nursing and residential care facilities)	(623__)
	(Social assistance services)	(624__)
	Full service restaurants, as an accessory use within a building where a manufacturing, office, or wholesale trade permitted use is the primary use	7221__
	Limited service eating establishments, as an accessory use within a building where a manufacturing, office, or wholesale trade permitted use is the primary use	7222__
(19)	Special food services (caterers, etc.)	7223__
(20)	Repair and maintenance establishments	811__
(21)	Drycleaning and laundry services, excluding: (Coin-operated laundries)	8123__ (812310)
(22)	Photofinishing establishments	81292_
(23)	Public administrative uses	92__
(24)	Flex-tech uses	_____
	Public park	_____

Sec.23-443. Uses that may be allowed by special use permits.

The following uses may be permitted by special use permit:

(1)	Liquid petroleum gas wholesaling, excluding: (All other types of petroleum or petroleum product wholesaling)	422720
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(2)	Farm supplies wholesalers	422910
(3)	Child day care services	624410
(4)	Full service restaurants (freestanding)	7221__
(5)	Limited service eating places (freestanding)	7222__
(6)	Expansion of a legally established non-conforming use	_____

Sec. 23-444. Requirements for permitted and special uses.

Before a special use permit or building permit is issued or construction commenced on any use in this district, a site plan, in sufficient detail to show the operations and processes, shall be submitted and approved by the Administrator, as required in Sec. 23-161.

The supplemental use regulations of Division 6 of Article II shall apply to all development in this zoning district.

See Division 13 of Article III, SWAP Overlay District, for regulations applying to certain areas zoned I-1 as described therein.

All development in this district must be served by public water and sewer service.

Sec. 23-445. Area regulations.

The minimum lot area shall be 20,000 square feet.

Sec. 23-446. Setback regulations.

The minimum front setback from a primary or arterial highway shall be 50 feet. The minimum front setback from a collector or minor street shall be 35 feet.

Sec. 23-447. Frontage and yard regulations.

Frontage: The minimum lot width at the setback shall be 100 feet.

Side yard: 15 feet minimum.

Rear yard: 15 feet minimum.

Minimum separation between buildings on the same lot: 30 feet minimum

Sec. 23-448. Bulk and coverage regulations.

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The maximum permitted total site floor area ratio is 0.40.

The maximum permitted building floorplate for each individual building is 45,000 square feet.

The maximum area permitted to be covered by buildings, structures, parking and paved areas is seventy-five (75) percent.

Sec. 23-449. Building height regulations.

Structures may be erected up to a height of thirty-five feet. Chimneys, flues, flagpoles not normally occupied by employees are excluded from this limitation. Parapet walls are permitted up to four feet above the permitted maximum building height.

Secs. 23-450 - 23-460. Reserved.

DIVISION 9A. GENERAL INDUSTRIAL DISTRICT I-2

Sec. 23-461. Statement of Intent.

The intent of this district is to provide for a variety of manufacturing, research and development, office, business service, and wholesale commercial uses in well-planned industrial settings. While providing the town's major employment uses and industrial investment, this district shall include only those uses that limit adverse traffic and environmental impacts on the residential and retail commercial areas of the town. Therefore, development in the General Industrial District must have safe and sufficient access and must comply with all Federal and State environmental standards.

Sec. 23-462. Use regulations.

In the General Industrial District I-2, structures to be erected or land to be used shall be for the following permitted uses, as defined by North American Industry Classification System (NAICS) code. Note that uses not permitted within a code are shown in parentheses.

	<u>Permitted Uses</u>	<u>NAICS Code</u>
(1)	Water supply systems and sewage treatment facilities	221310 221320
(2)	Offices and storage facilities for building construction contractors, heavy construction contractors and special trade contractors	23__
(3)	Food manufacturing, excluding (Animal slaughtering and processing) (Seafood product preparation and packaging)	311__ (3116__) (3117__)

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