

ARTICLE X

SECTION 10.1

M-1A INDUSTRIAL PARK DISTRICT

10.1.1. **M-1A DISTRICT SCOPE AND INTENT.** Regulations set forth in this Section are the M-1A District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by Administrative Permits or Use Permits. The M-1A District is intended to provide land areas for the development of industrial parks which meet the needs for manufacturing, fabricating, processing, warehousing, distributing, research, office and related uses in an attractive environment. (Amended 3/4/92)

10.1.2. **USE REGULATIONS.** Within the M-1A District, land and structures shall be used in accordance with standards herein. Any industrial use not specifically designated as prohibited or allowed with approval of a Use Permit shall be permitted. (Amended 04/04/07)

A. **Prohibited Uses.** Structures and land shall be used for manufacturing, fabricating, processing, warehousing, distributing, research, office associated with industrial use and similar uses except as enumerated below or in Article XIX. (Amended 3/4/92, 4/3/96, 07/07/99 & 04/04/07)

1. Bone Distillation
2. Dwelling
3. Fat Rendering
4. Incinerator
5. Manufacturing of:
 - Acetylene Gas
 - Acid
 - Ammonia
 - Asphalt
 - Bleaching Powder
 - Brick
 - Cement
 - Chlorine Gas
 - Coal Tar
 - Explosives
 - Fertilizers
 - Glue
 - Gypsum Board
 - Linoleum
 - Mineral Dye
 - Oil
 - Oilcloth
 - Paint
 - Paper

Paper Pulp
Patent Leather
Petroleum Products
Plaster of Paris
Pottery
Shellac
Terra Cotta
Tile
Turpentine
Varnish
Yeast

6. Landfill, Inert Waste Disposal
7. Landfill, Solid Waste Disposal
8. Mineral Extraction
9. Private Correction Facility
10. Slaughter House
11. Smelting
12. Stockyard
13. Storage of: Explosives
Animal Hides
14. Truck Terminal
15. Blast Furnace
16. Boiler Works
17. Ore Reduction
18. Rolling Mill
19. Tanning
20. Tar Distillation
21. Truck Stop (Added 05/05/10)

- B. **Accessory Uses.** Structures and land may be used for uses customarily incidental to any permitted use.

10.1.3. **DEVELOPMENT STANDARDS.**

- A. **Height Regulations** - No structure shall exceed the higher of 4 stories or sixty (60) feet in height except as approved pursuant to Article XIX. (Amended 5/6/92)
- B. **Minimum Front Yard** - 30 feet
- C. **Minimum Side Yard** - None. See Section 4.23 for buffer and landscape requirements.
- D. **Minimum Rear Yard** - None. See Section 4.23 for buffer and landscape requirements.
- E. **Minimum Accessory Structure Requirements** - Accessory structures shall not be located in the minimum front yard.

- F. **Rail Access** - Railroad spurs and service rails shall be permitted only within the side and rear yards.
- G. **Minimum Lot Frontage** - 35 feet adjoining a street (Amended 11/30/93)
- H. **Maximum Lot Coverage** - The area of the footprint of all buildings shall not exceed 70 percent of the total land area.

10.1.4. **EXTERIOR BUILDING WALLS.**

No wood siding shall be permitted. Exposed exterior walls visible from a street shall be composed of the following maximum and minimum percentages of materials in each classification. The percentages apply to the siding on each exposed exterior wall of each building.

	<u>Maximum</u>	<u>Minimum</u>
Type A - Materials	100%	40%
Type B - Materials	60%	0%
Type C - Materials	25%	0%
Type D - Materials	10%	0%

Type A materials consist of brick; stone with weathered, polished or fluted face; marble aggregate masonry block with fluted, split-face, or broken-face finish; tilt-up, poured-in-place or precast concrete either fluted or with exposed aggregate finish; insulated windows; wall panels of stainless steel, porcelain treated steel, anodized or other permanently finished aluminum, and stucco or synthetic stucco.

Type B materials consist of metal panels with baked-on enamel or acrylic finish.

Type C materials consist of plain reinforced concrete slabs.

Type D materials consist of corrugated steel and aluminum, wood, and composite board.

1. Materials not listed may be presented to the Director of the Department of Environment and Community Development and the Director of Public Works for classification.
2. Buildings having walls over 25 feet high may be given special material percentages by the Director of the Department of Environment and Community Development and the Director of Public Works.

10.1.5. **NUISANCE PROVISIONS.** The following provisions are intended to promote compatibility of the M-1A District with surrounding areas.

1. No activity shall be permitted which is offensive or hazardous to the workers in the area, or produces smoke, odor, noises, fumes, vibrations or other objectionable elements or emanations that may be detrimental to the health and safety of the citizens of Fulton County.

2. Accepted smoke and odor abatement practices shall be followed to eliminate objectionable smoke and odor, in so far as possible.

10.1.6. **OTHER REGULATIONS.** The headings below contain provisions applicable to the M-1A District:

Development Regulations. Article XXXIV

Exceptions. Section 4.3

Floodplain Management. Section 4.24

Off Street Parking and Loading. Article XVIII

Outside Storage. Section 4.2

Landscape Area and Buffer Regulations. Section 4.23

River Protection. Metropolitan River Protection Act

Signs. Article XXXIII

10.1.7. **ENVIRONMENTAL IMPACT REPORT.** In accordance with Section 28.4.6, submit an Environmental Impact Report as required. (Amended 04/03/02)

ARTICLE X

SECTION 10.2

M-1 LIGHT INDUSTRIAL DISTRICT

10.2.1. **M-1 DISTRICT SCOPE AND INTENT.** Regulations in this Section are the M-1 District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by Administrative Permits or Use Permits. The M-1 District is intended to provide locations which meet the needs of processing, manufacturing, fabricating and warehousing, research and office uses, and related uses.

10.2.2. **USE REGULATIONS.** Within the M-1 District, land and structures shall be used in accordance with standards herein. Any industrial use not specifically designated as prohibited or allowed with approval of a Use Permit shall be permitted. (Amended 04/04/07)

Structures and land shall be used for manufacturing, fabricating, processing, warehousing, distributing, research, office associated with industrial use uses and similar uses except as enumerated below or in Article XIX. (Amended 04/07/93, 04/04/07)

A. **Prohibited Uses**

1. Blast Furnace
2. Boiler Works
3. Bone Distillation
4. Dwelling
5. Fat Rendering
6. Incinerator
7. Landfill, Solid Waste Disposal (Added 07/07/99)
8. Manufacturing of:
 - Acetylene Gas
 - Acid
 - Ammonia
 - Asphalt
 - Bleaching Powder
 - Brick
 - Chlorine Gas
 - Cement
 - Coal Tar
 - Explosives
 - Fertilizer
 - Glue
 - Gypsum Board
 - Linoleum
 - Oil
 - Oilcloth

Mineral dye
Paint
Paper
Paper Pulp
Patent Leather
Petroleum Products
Plaster of Paris
Pottery
Shellac
Terra cotta
Tile
Turpentine
Varnish
Yeast

9. Mineral Extraction
10. Ore Reduction
11. Rolling mill
12. Slaughter House
13. Smelting
14. Stockyard
15. Storage of: Explosives
Animal Hides
16. Tanning
17. Tar Distillation
18. Truck Stop (Added 05/05/10)
19. Truck Terminal

- B. **Accessory Uses** - Structures and land may be used for uses customarily incidental to any permitted use.

10.2.3. **DEVELOPMENT STANDARDS.**

- A. **Height Regulations** - Whenever uses or structures permitted in the M-1 District adjoin a Dwelling District, structures shall be set back at least 12 additional feet for each foot of height in excess of 50 feet.

Otherwise, no structure shall exceed the higher of 8 stories or 100 feet in height.

- B. **Minimum Front Yard** - 40 feet
- C. **Minimum Side Yard** - None. See Section 4.23 for buffer and landscape requirements.
- D. **Minimum Rear Yard** - None. See Section 4.23 for buffer and landscape requirements.
- E. **Minimum Lot Area** - None

F. **Minimum Accessory Structure Requirements** - Accessory structures shall not be located within the minimum front yard.

G. **Minimum Lot Frontage** - 35 feet adjoining a street (Amended 11/03/93)

10.2.4. **OTHER REGULATIONS.** The headings below contain provisions applicable to the M-1 District.

Development Regulations. Article XXXIV

Exceptions. Section 4.3

Floodplain Management. Section 4.24

Off Street Parking and Loading. Article XVIII

Outside Storage. Section 4.2

Landscape Area and Buffer Regulations. Section 4.23

River Protection. Metropolitan River Protection Act

Signs. Article XXXIII

10.2.5 . **ENVIRONMENTAL IMPACT REPORT.** In accordance with Section 28.4.6, submit an Environmental Impact Report as required. (Amended 04/03/02)

ARTICLE X

SECTION 10.3

M-2 HEAVY INDUSTRIAL DISTRICT

10.3.1. **M-2 DISTRICT SCOPE AND INTENT.** Regulations in this Section are the M-2 District regulations. Article XIX should be consulted to determine uses and minimum standards for uses allowed by Administrative Permits or Use Permits. The M-2 District is intended to provide locations for a full range of manufacturing, processing, extraction, terminal and warehousing uses, and closely related uses.

10.3.2. **USE REGULATIONS.** Within the M-2 District, land and structures shall be used in accordance with standards herein. Any industrial use not specifically designated as prohibited or allowed with approval of a Use Permit shall be permitted. (Amended 04/04/07)

Structures and land shall be used for manufacturing, fabricating, processing, distributing, research, office associated with industrial use, extraction, terminal and warehousing and similar uses except as enumerated below or in Article XIX. (Amended 04/07/93, 04/04/07)

A. **Prohibited Use.** Uses listed below are prohibited unless specifically approved by the Board of Commissioners in a rezoning resolution.

1. Blast Furnace
2. Bone Distillation
3. Dwelling
4. Explosives Storage
5. Fat Rendering
6. Incinerator
7. Manufacturing of:
 - Acid
 - Cement
 - Explosives
 - Fertilizer
 - Glue
 - Gypsum Board
 - Oil
 - Paper
 - Paper Pulp
 - Petroleum Products
 - Plaster of Paris
8. Slaughter House
9. Smelting
10. Stockyard
11. Truck Stop (Added 05/05/10)

- B. **Accessory Uses**. Structures and land may be used for uses customarily incidental to any permitted use.

10.3.3. **DEVELOPMENT STANDARDS.**

- A. **Height Regulations** - Adjoining a Dwelling District: Any part thereof shall be set back 12 feet from the required yard lines for each foot of height in excess of 50 feet. Otherwise, no structure shall exceed the higher of 8 stories or 100 feet in height.
- B. **Minimum Front Yard** - 40 feet
- C. **Minimum Side Yard** - None. See Section 4.23 for buffer req. adjoining residential.
- D. **Minimum Rear Yard** - None. See Section 4.23 for buffer req. adjoining residential.
- E. **Minimum Lot Area** - None
- F. **Minimum Accessory Structure Requirements** - Accessory structures shall not be located within the minimum front yard.
- G. **Minimum Lot Frontage** - 35 feet adjoining a street (Amended 11/03/93)

10.3.4. **OTHER REGULATIONS.** The headings below contain provisions applicable to uses allowed in the M-2 District:

Development Regulations. Article XXXIV
Exceptions. Section 4.3
Floodplain Management. Section 4.24
Off Street Parking and Loading. Article XVIII
Outside Storage. Section 4.2
Landscape Area and Buffer Regulations. Section 4.23
River Protection. Metropolitan River Protection Act
Signs. Article XXXIII

10.3.5. **ENVIRONMENTAL IMPACT REPORT.** In accordance with Section 28.4.6, submit an Environmental Impact Report as required. (Amended 04/03/02)