

Section 11. - I-R, Restricted Or Light Industrial District.

11.1. District Intent.

This district is established to provide land for various types of light industrial, manufacturing, or warehousing operations which are compatible to adjoining districts. Such uses generally require storage of materials or goods either before or after the manufacturing process, but are of low noise or nuisance level. Land for this district should be located in relation to the thoroughfare network of the community as well as rail and air if required, and designated so as to not disrupt normal traffic flow. Planned industrial parks are encouraged in this district.

11.2. Uses Permitted.

Property and buildings in an I-R, Restricted Industrial District shall be used for the following purposes, and shall be conducted in such a manner that noxious odors, fumes, or dust and particles will not be emitted beyond the property lines of the lots on which the uses are located. Uses shall also be in conformance with applicable rules and regulations administered and enforced by the Environmental Protection Division of the Georgia Department of Natural Resources.

- A. Building material sales yard and lumber yard, including the sale of rock, sand, gravel, and the like.
- B. Contractors' equipment storage yard or plant, and with equipment commonly used by contractors.
- C. Freight, truck yard, or terminal.
- D. Warehouse and wholesale establishments.
- E. Public utilities, including buildings, necessary structures, storage yards, and other related uses.
- F. Research or experimental stations and laboratories.
- G. Radio and/or television station with transmission towers.
- H. Repair garages.
- I. Office buildings for business, governmental, professional, or other general purposes.
- J. Horticultural nursery.
- K. Accessory buildings, structures and uses customarily incidental to the above uses.

11.3. Special Permit Uses.

The following uses may be permitted in accordance with the provisions contained in Article XI, Section 1, and if additional conditions which may be required are met:

- A. Food and kindred processing plants.
- B. Any other industrial use in keeping with the intent of this district, and which involves manufacturing, processing, assembly or storage operations, provided that the use does not involve any junk or salvage operations; that there is no open storage of junk or salvage materials; and that any noises, vibrations, smoke, gases, fumes, odors, dust, fire hazards, or other obnoxious or unsafe conditions related to the operation do not extend beyond the property of the industry.
- C. Any industrial use proposed adjacent to a residential district.
- D. Retail business provided such business is incidental to a permitted use and located on the premises of such permitted use.

11.4. Area Regulations.

Unless otherwise specified in this ordinance, uses permitted in the I-R, Restricted Industrial District shall conform to the following regulations:

- A. Minimum lot area: As required to meet district's regulations and intent if community/public water and sewer are provided, otherwise McIntosh County Health Department Standards will apply to minimum lot area.
- B. Minimum lot width at building line: 100 feet if community/public water and sewer are provided, otherwise McIntosh County Health Department Standards will apply to minimum lot width.
- C. Minimum front yard setback from street: 30 feet.
- D. Minimum side yard setback from property line: 25 feet; setback from street: 30 feet.
- E. Minimum rear yard setback from property line: 25 feet.
- F. Maximum building height: 45 feet.
- G. Maximum percentage of lot coverage: 60%.