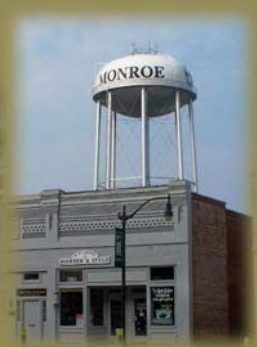


# CITY OF MONROE GEORGIA



## ZONING ORDINANCE



Adopted June 10, 2014

Effective July 1, 2014

~~from the public right of way and from adjoining properties in accordance with Section 550.~~

Red Lined Items  
Not Applicable to  
M-1 Zoning

- (5) ~~Special trades means goods and services integral to building and construction, specifically roofing, sheet metal, electrical, plumbing, heating/air conditioning systems, cabinetry, carpentry, flooring, drapery, upholstery, lumber and building materials, hardware and paint, rug and carpet care, sign making, glass and mirror cutting, and antique repair and restoration.~~
- (6) ~~Provided that such is not located within one hundred (100) feet of any residential district; provided that all operations are conducted in a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage; and provided that no parts or waste materials shall be stored in the principal building.~~
- (7) ~~Provided that temporary produce stands are located within the designated area within the CBD Overlay District and operated only during the established times set by Council or its designee.~~
- (8) ~~Motor vehicle storage which is secondary and clearly incidental is permitted provided that such is located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right of way and from adjoining properties in accordance with Section 550.~~
- (9) ~~Professional offices means the following recognized professional services/professionals: accountant, actuary, appraisal, architect, billing/bookkeeping, brokerage, computer science, decorator, designer, editor, engineer, insurance, investment, landscape architect, lawyer, real estate, researcher, surveyor, translator, and web design. See Section 210.~~
- (10) ~~Provided that such is screened in accordance with Section 550.~~
- (11) ~~For licensing requirements regarding pouring of alcoholic beverages, see Code of Ordinances, Chapter 6.~~
- (12) ~~The selling of produce from vehicles or from temporary stands outside of the building is prohibited.~~
- (13) ~~Outdoor display and storage of manufactured home (retail) and motor vehicle and heavy equipment (retail and rental) is permitted in accordance with Section 1000, but any repair of such must be conducted entirely within a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage, shall have no parts or waste materials stored outside, and all motor vehicles placed on the display lot shall be in operating condition at all times.~~
- (14) ~~Small equipment means lawn mowers (pushing), hand tillers, and other equipment of similar size whether engine operated or not.~~
- (15) ~~Heavy equipment means farm machinery and implements, construction equipment, lawn mowers (riding and trailing), motorcycles, all terrain vehicles (ATV), off road vehicles (ORV), recreational vehicles (RV), boats, travel trailers and other equipment of similar size whether engine operated or not.~~
- (16) ~~Excludes retails sales of fuels intended for car and light truck vehicle use.~~
- (17) ~~As an accessory use only, snack counters and/or sales of food and non alcoholic beverages are also included provided that said accessory use shall be operated in compliance with all applicable health regulations of the Walton County Health Department.~~
- (18) ~~As an accessory use only, non commercial nursery or child care areas are also included provided that said accessory use shall be available only for patrons while the patrons are on the premise.~~
- (19) ~~In compliance with the City of Monroe Code of Ordinances, Chapter 22, Article II, Adult Entertainment.~~
- (20) ~~Not allowed in B2 located within the CBD Overlay.~~

### **Section 630 Industrial District: M-1.**

630.1 General Provisions. In the M-1 industrial zoning district, no building shall be erected, remodeled, extended, constructed, reconstructed, moved, or structurally altered, nor shall any building or land be used for any purpose except as hereinafter specifically provided and allowed by this chapter.

### 630.2 Specific Intent and Purpose.

- (1) In addition to the general purposes listed in Section 110, the specific purposes of these zoning districts are to:
  - (a) provide appropriately located areas for a range of light industrial uses, and limited commercial uses that are compatible therewith, for the employment of residents of the city and region;
  - (b) strengthen the city's economic base, protect industrial investments, and promote the sustained stability of existing industrial areas;

- (c) encourage an orderly and coordinated industrial growth pattern to ensure adequate and efficient provision of public services;
- (d) create suitable environments for various types of light industrial, manufacturing, and compatible commercial uses, and protect them from the adverse effects of inharmonious uses;
- (e) minimize the impact of industrial development on residential districts, small town architecture, and the quality of life of the community;
- (f) ensure that the appearance and effects of industrial buildings and uses are harmonious with the character of the area in which they are located;
- (g) ensure the provision of adequate off-street parking, loading, and storage facilities, the minimization of lot coverage and impervious surfaces, and the provision of adequate screening, buffering, and landscaping, and the provision of adequate illumination for commercial and industrial buildings and uses;
- (h) provide sites for public and semi-public uses needed to complement industrial development or compatible with an industrial environment; and
- (i) prohibit uses that are noxious or offensive by reason of the emission or creation of odor, dust, fumes, smoke, gas, noise, vibration, or similar substances or conditions which in the opinion of the City would be detrimental to the community interest.
- (j) protect and promote a suitable environment for light industrial uses and LIMITED commercial uses compatible therewith; to provide accessibility to major transportation facilities as well as availability of adequate utilities and other public services; to discourage uses incompatible with light industrial development; and to minimize the negative impacts often associated with such uses typically characterized by one or more of the following:
  - 1) warehouse storage of wholesale goods and bulk product,
  - 2) outdoor storage of vehicles, heavy equipment, and large goods/bulk product,
  - 3) operations oriented toward the working or adult portions of the population,
  - 4) operations requiring additional performance standards to avoid objectionable environmental conditions,
  - 5) operations requiring large acreage for heavy vehicle circulation and loading/unloading.
  - 6) operations utilizing the location as a base for services provided throughout the community,
  - 7) operations involving repair, fabrication, assembly, or packaging.

Further, the district is specifically intended to serve as an alternative location to avoid incompatible intrusions into areas promoted for high-traffic, retail-oriented commercial activity.

**630.3 Industrial Land Use Regulations (M-1).** The M-1 industrial zoning district referenced below corresponds to the district listed in Section 630 and intent statements as found in Section 630.2 above. In **Table 6 – Industrial Zoning District Land Use Regulations**, the letter “P” designates use classifications permitted in industrial zoning districts. The letter “C” designates use classifications permitted by approval of a conditional use permit, see Section 1425. The letter “X” designates use classifications prohibited. References listed under “see section” reference additional regulations located elsewhere in this Ordinance or the Code of Ordinances. For further definition of the listed uses, see Article II. For the chart of dimensional requirements and exceptions, see Article VII.

**Section 630.3 Table 6 - Industrial Zoning District Land Use Regulations**

[P]=permitted; [X]=prohibited; [C]=conditional use permit required

LAND USE CATEGORY	DISTRICT	REFERENCE
<b>Principal Use*(unless noted as an accessory use)</b>	<b>M-1</b>	<b>See Section or Note</b>
<b>Accessory building and uses</b>		
structures-general	P	See §1000.1
temporary buildings	P	See §1000.9
uses-general	P	See §1000.2
<b>Administrative and information service facilities</b>		
administrative offices/processing center	P	
call/telecommunications center	P	
data processing/programming facilities	P	
data processing/programming facilities with product production	P	

<b>AGRICULTURE:</b> <b>Greenhouse, nursery, and floriculture production</b> indoor food crop production	P	
<b>Amusements and Entertainment</b> adult entertainment establishment archery range or firing range game center miniature golf, outdoor play centers, skating rink, bowling alley theaters theaters, outdoor	P P X X P X X	Note (5) See § 1031
<b>Animal facilities and services</b> clinics and specialty services hospitals, lodging, and shelters	C C	
<b>Building, construction and special trade facilities</b> contractor and developer offices contractor/developer offices with facilities contractor/developer office center landscape/irrigation service timber harvesting service tree surgery service building supply store, wholesale	P P P P P P P	
<b>INDUSTRIAL:</b> <b>Industry, heavy-manufacturing, repair, assembly, or processing</b> abattoir acid manufacturing asphalt, cement, clay, gypsum, lime, or plaster manufacturing or processing biodiesel fuel production bone distillation chlorine or similar noxious gases production drop forge industries using power hammers explosives, manufacturing or storage fats or oils, rendering or refining fertilizer production garbage, offal, or dead animals-dumping, storage, disposal, or landfilling of such glue manufacturing petroleum, refining or above-ground product storage sauerkraut, vinegar or yeast processing	X X X  P X X X X X X X X X X X X X	Note (1)

## ARTICLE VI

