

**PURPOSE:** This district provides for a wide range of heavy commercial and light industrial uses, all of which shall be able to meet comparatively rigid specifications as to nuisance free performance. This district specifically excludes residences on the theory that the mixture of residential use, and public services and facilities for residences with those of industry is contrary to the purpose of these regulations irrespective of whether the industry is encroaching on a residential area or a residential area is encroaching on an industrial area.

**PRINCIPAL PERMITTED USES:**

- (1) Ambulance Service
- (2) Animal Hospital/Veterinary Clinic
- (3) Appliance Repair Shop – Indoor Only.
- (4) Auction.
- (5) Automobile Broker – Indoor Only.
- (6) Automobile Parts Sales – Indoor Only.
- (7) Automobile Repair Shop.
- (8) Bakery - Commercial.
- (9) Bakery - Wholesale
- (10) Bottling and Distribution Plant.
- (11) Building and Construction Supply Store.
- (12) Business Offices.
- (13) Cabinet Shop.
- (14) Ceramic Tile Sales and Service.
- (15) Communications.
- (16) Computer Sales and Service.
- (17) Concrete Refinishing.

- (18) Consumer Appliance Repair – Indoor Only.
- (19) Contractors’ Offices/Warehouses.
- (20) Distribution Center.
- (21) Dog kennels, indoor.
- (22) Electrical Contractor Office and Storage.
- (23) Wholesale Electrical Contractor Supply Warehouse.
- (24) Electronic Repair – Indoor Only.
- (25) Embroidery/Sewing – Commercial.
- (26) Equipment Rental with No Outdoor Storage.
- (27) Farm and Garden Supply Store.
- (28) Fire Safety Sales/Service – Indoor Only.
- (29) Florist Shop – Wholesale.
- (30) Food Distributor.
- (31) Furniture Manufacturing.
- (32) Furniture Sales – Retail and Wholesale.
- (33) Greenhouse/Plant Nursery.
- (34) Gymnastics Academy.
- (35) Hardwood Flooring - Warehouse.
- (36) HVAC Contractor.
- (37) Internet Sales and Shipping.
- (38) Landscape Materials Supply.
- (39) Landscape Office and Warehouse.
- (40) Machine Shop.

- (41) Manufacturing Facility.
- (42) Masonry Product Sales.
- (43) Medical Equipment and Dental Laboratory.
- (44) Motorcycle Repair.
- (45) Moving and Storage Company.
- (46) Lawnmower and Small Equipment Repair – Indoor Only.
- (47) Natural and Manmade Stone Fabrication.
- (48) Newspaper and Printing Plant.
- (49) Paint, Glass or Wallpaper Store.
- (50) Painting Contractor.
- (51) Pest Control/Extermination Business.
- (52) Railroad Sidings, Through and Spur.
- (53) Recording Studio.
- (54) Small Appliance Repair – Indoor Only.
- (55) Technology Labs.
- (56) Technology Services.
- (57) Upholstery Shop.
- (58) Vending Machine Sales and Service.
- (59) Welding and Metal Fabrication.
- (60) Wholesale Auto Parts.
- (61) Wholesale Bakery.
- (62) Wholesale and Retail Sales of Lumber and Building, Plumbing and Electrical Materials – Indoor Only.

(63) Woodworking Shop.

(64) Wrecker Service.

#### PRINCIPAL ACCESSORY USES:

(1) Outdoor storage of items, equipment, materials and supplies which are not offered for sale but which are normally appurtenant to a permitted use, provided that such storage meets the following requirements:

- (a) Such property is not directly adjacent to a residential property;
- (b) Such property is not located within the boundary of the geographical area of the Lawrenceville Downtown Development Authority;
- (c) Storage shall be in the rear or side yard, except where any part of the property is adjacent to, or the storage is visible within a distance of two hundred and fifty (250) feet from, Pike Street, Five Forks Trickum Road, Scenic Highway, Lawrenceville Highway, Buford Drive (Hwy. 20), Hurricane Shoals Road, Lawrenceville Suwanee Road, Sugarloaf Parkway, Grayson Highway, or Gwinnett Drive, in which case all items shall be stored in the rear yard only;
- (d) Stored items shall be screened by a solid, opaque fence at least six (6) feet in height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials; and
- (e) Under no circumstances shall an owner or occupant of any property store any junk, scrap metal, rags, paper, or abandoned, wrecked, junked or scrap material, or any parts thereof, outdoors.

#### SPECIAL USES:

- (1) Airlines.
- (2) Airports (now in existence or hereinafter created or developed).
- (3) Aircraft maintenance, service or storage.
- (4) Airport retail business.

- (5) Airport food service business.
- (6) Air traffic control.
- (7) Automobile Pick Up and Sales Dealers.
- (8) Automobile and Truck Rentals.
- (9) Automobile Wash Service.
- (10) Automobile Parking Lot.
- (11) Automobile Transport.
- (12) Breweries, including those which provide facility tours or other events which are open to members of the public. In considering whether to grant or deny an application for a Special Use Permit for a Brewery, the City Council shall consider the following:
  - (a) The characteristics of surrounding properties;
  - (b) If the proposed brewery is to provide facility tours or other events which are open to members of the public, whether the applicatn has demonstrated an adequate parking plan which meets at least the minimum standards set forth in Article IX;
  - (c) Whether the proposed brewery is able to demonstrate controlled access for any outdoor tasting area; and
  - (d) If the proposed brewery is to provide facility tours or other events which are open to members of the public, whether the location has adequate kitchen and bathroom facilities.
- (13) Bulk Storage of Gas, Chemicals or Other Similar Substances.
- (14) Church.
- (15) Colleges, Universities, Vocational-Technical, High, Middle and Elementary Schools.
- (16) Commercial Outdoor Recreational Enterprises.
- (17) Communications Towers.

- (18) Crematories.
- (19) Cultural Facilities/Assembly Halls.
- (20) Drone Operations.
- (21) Fitness and Health Center, including Martial Arts Studio, provided that such there are no more than one (1) person per two hundred (200) square feet present at any time.
- (22) General Aviation Business Operation.
- (23) Grading Contractors.
- (24) Ground Transportation of Passengers, Baggage or Cargo.
- (25) Hangars or Hangar Operations.
- (26) Equipment and Farm Equipment Rental, Sales and Service with Outdoor Storage.
- (27) Helicopter Landing Pads.
- (28) Indoor Shooting Range.
- (29) Kennels.
- (30) Labor-Ready Offices/Staging Areas.
- (31) Laboratory Research and Testing Facilities.
- (32) Mini-Warehouses/Personal Storage Warehouses.
- (33) Mortuary.
- (34) Outdoor Carnivals.
- (35) Outdoor display of merchandise, goods or products offered for sale. In considering whether to grant or deny an application for a Special Use Permit for outdoor display, the City Council shall consider the following:
  - (a) Whether the merchandise, goods or products offered for sale are of a type normally sold by the permitted business;

- (b) Whether the merchandise, goods or products offered for sale are of a type normally displayed and sold outside;
  - (c) The location and manner of outdoor display on the property;
  - (d) The impact the display may have on the visibility of any roadway or driveway as well as the impact on the flow of pedestrian traffic on sidewalks or walkways; and
  - (e) Whether the outdoor display will create visual clutter and be aesthetically unpleasing.
- (36) Outdoor storage of items, equipment, materials and supplies which are not offered for sale but which are normally appurtenant to a permitted use but which do not meet the criteria of a Principal Accessory Use. In considering whether to grant or deny an application for a Special Use Permit for outdoor storage, the City Council shall consider the following:
  - (b) The type of items and materials to be stored; provided, however, that under no circumstances shall an owner or occupant of any property store or be permitted to store any junk, scrap metal, rags, paper or abandoned, wrecked, junked or scrap material, or any parts thereof, outdoors;
  - (b) The location and area of proposed outdoor storage on the property;
  - (c) The characteristics of surrounding properties; and
  - (d) Fencing or other screening to be used to reduce or eliminate visibility of the outdoor storage.
- (37) Outdoor Theater.
- (38) Parking of Commercial Vehicles, including Tractor Trailers.
- (39) Recovered Materials Processing Facility.
- (40) Recycling/Salvage Operation with Indoor Sorting Only.
- (41) Restaurant.
- (42) Runway Operator or Runway Operations.
- (43) Salvage Operation.

- (44) Schools.
- (45) Solid Waste Transfer Stations.
- (46) Taxi/Limousine Service.
- (47) Terminals or Terminal Operations.
- (48) Transportation Rental – Passenger/Commercial.
- (49) Truck and Bus Sales, Leasing and Repair (Heavy Truck/Tractor Trailer).
- (50) Trucking/Hauling Operations.

#### EXCLUDED USES:

The following uses are hereby declared incompatible with the purpose of the LM District and are hereby expressly excluded:

- (1) Dwellings, except caretaker and watchman's quarters as set forth herein.
- (2) Manufactured home parks and manufactured home subdivisions.
- (3) Hospitals, clinics, rest homes and other institutions for the housing and care of human beings.
- (4) Motels and motor hotels.
- (5) Parking or storage of single family dwellings, manufactured homes and any other dwellings that are detached from real estate or which are mounted on wheels.

#### PERFORMANCE STANDARDS:

Physical Appearance: All operations shall be carried out within an enclosed building. Outdoor storage is allowed as a Special Use as set forth in the Special Uses Section above.

Fire Hazard: No operation shall involve the use of highly flammable gases, acid, liquids, grinding processes or other inherent fire hazards. This provision shall not be construed to prohibit the use of normal heating fuels, motor fuels or welding gases when handled in accordance with other Ordinances and regulations.



Noise: No operation shall be carried on which involves noise in excess of the current standards promulgated by the Department of Housing and Urban Development. Noise levels shall be measured at the property line and noise in excess of prescribed levels shall be muffled so as not to be objectionable due to intermittence, frequency or shrillness.

- (1) Notwithstanding any performance standard herein the noise standard for Airports, Aircraft and Engine Testing shall be as follows:

(a) Airport and Aircraft

- (i) Prohibition. It shall be unlawful for any person to operate or cause to be operated any type of aircraft over/in the city which produces noise levels exceeding eighty-seven (87) dbA within the city.
- (ii) Exception. Any aircraft operated in conformity with, or pursuant to, federal law, federal air regulations, and air traffic control instruction used pursuant to and with the duly adopted federal air regulations shall be exempt from the provisions of subsection (1) of this section, as well as other regulations of this article. Any aircraft operating under technical difficulties, in any kind of distress, under emergency orders of air traffic control or being operated pursuant to and subsequent to the declaration of any emergency under federal air regulations shall also be exempt from the provisions of subsection (1) of this section as well as the other regulations of this article.

(b) Engine Testing

- (i) Prohibition. It shall be unlawful for any person to operate, run up or test or cause to be operated, run up or tested an aircraft jet engine which creates a noise level of fifty (50) dbA or more between the hours of 10:00 p.m. and 7:00 a.m. Aircraft engines shall be started and run up only in the places designated for such purposes. At no time shall engines be run up when hangars, shops, airplanes or any buildings or persons are in the path of the propeller stream and/or jet exhaust.
- (ii) Exception. Any jet engine within an aircraft during landing, take off or while moving upon the ground surface of an airport shall be exempt from the provisions of subsection (1) of this section. The intent of this subsection is to regulate the noise levels produced in the testing, maintenance and repairing of jet engines and jet aircraft in the nighttime hours

to the extent such levels exceed fifty (50) dbA within any inhabited area of the city.

Sewage and Liquid Wastes: No operation shall be carried on which involves the discharge into a sewer, watercourse or groundwater system effluents which are detrimental to normal sewage plant operation or which contain substance concentrations in excess of current regulations promulgated by the Georgia Environmental Protection Division of the Department of Natural Resources or which fails to comply with Ordinances which may from time to time be enacted by the City of Lawrenceville.

Air Contaminants: Due to the fact that the possibilities of air contamination cannot comprehensively be covered in this Ordinance, there shall be applied the general rule that there shall not be discharged from any sources whatsoever such quantities of air contaminants or other material in such quantity as to cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public in general or to cause or have a natural tendency to cause injury or damage to business, vegetation or property. Current clean air standards promulgated by the Georgia Environmental Protection Division of the Department of Natural Resources will be met by all uses throughout this district.

Odor: The emissions of odors that are generally agreed to be obnoxious to any considerable number of persons shall be prohibited. Observations of odor shall be made at the property line of the establishment causing the odor. As a guide to classification of odor, it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious and that such odors as associated with baking or the roasting of coffee and nuts shall not normally be considered to be obnoxious within the meaning of this Ordinance.

Gases: The gases sulfur dioxide, hydrogen sulfide and carbon monoxide shall not exceed four parts per million when measured at the property line.

Vibration: All machines including punch presses and stamping machines shall be so mounted as to minimize vibration and in no case shall such vibration exceed a displacement of three- thousandths of an inch when measured at the property line. The use of steam or of broadhammers shall not be permitted in this district.

Glare and Heat: All glare, such as welding arcs and open furnaces shall be shielded so that they shall not be visible from the property line. No heat from furnaces or processing equipment shall be sensed at the property line to the extent of raising the temperature of air materials more than two degrees Fahrenheit.

#### SPACE LIMITS:

Minimum lot area: 25,000 square feet.

Minimum lot width: fifty (50) feet.

Maximum building height: fifty (50) feet.

Minimum front yard: fifty (50) feet.

Minimum rear yard: None, but forty (40) feet when abutting a residential district.

Minimum side yard: None, but ten (10) feet when abutting a residential district.

Minimum side yard on street side of corner: ten (10) feet.

Maximum impervious surface: eighty-five percent (85%).

#### MISCELLANEOUS PROVISIONS:

Off-street parking and loading shall be provided for all uses established in this district.

11 40 44 45 48 49 50 Section 7.13 (HM) HEAVY MANUFACTURING DISTRICT

**PURPOSE:** This district provides for the widest range of industrial operations permitted in the City. It is the district for location of those industries which have not reached a technical state in processing which renders them completely free of nuisance factors or where economics precludes construction and operation in a nuisance free manner. Industries permitted in this district must, however, meet all Federal and State pollution control regulations and Ordinances from time to time enacted by the City of Lawrenceville.

#### PRINCIPAL PERMITTED USES:

- (1) Any use permitted in the LM District.
- (2) Asphalt Plant.
- (3) Assembly Plant.
- (4) Automobile Rental.
- (5) Cold Storage Plant or Commercial Cold Storage.
- (6) Commercial Appliance Repair.
- (7) Concrete and Block Plant.
- (8) Dye Casting Works.
- (9) Frozen Food Lockers.
- (10) Grading Contractor.