

Sec. 3.29 - LI Light Industrial District Intent, Permitted Uses and Conditional Uses.

**LI Light Industrial District**

**3.29 LI District Intent, Permitted Uses and Conditional Uses**

**District Intent**

The "LI" District is intended to provide a land use category for assembly, warehousing, wholesale activities, and other industrial operations. The provisions that regulate this land use district should make the district compatible with the "CB", "GB" and "AG" districts and environmentally sensitive areas. This district should be used in combination with the "GB" district in areas with convenient access to major transportation routes.

**Permitted Uses**

**Industrial Uses**

- Agricultural implementation and equipment establishments
- Auto engine, body repair, and undercoating shops when completely enclosed
- Building materials and lumber supply establishments
- Commercial parking garages and lots
- Gasoline service stations and truck stops
- Government buildings, offices, and storage
- Greenhouses and nurseries, including landscaping services
- Manufacturing, compounding, processing or packing of food and food products, cosmetics, toiletries and pharmaceuticals.
- Manufacturing, compounding or assembling of cell phones, paper, fur, glass, leather, plastics or semi-precious metals or stones, rubber, textiles or cloth products, tobacco, wood or wood-like products
- Manufacturing of ceramic products, excluding building materials, using previously pulverized clay and kilns fired by electricity or gas
- Mini-warehouses and storage buildings for lease to the public including the office and/or dwelling of a caretaker
- Offices and administrative facilities
- Public utilities such as electric substations, storage of materials and trucks, repair facilities, offices and electric generating plants
- Repair and manufacturing of musical instruments, clocks or watches, toys or novelties, electrical appliances, electronic devices, light sheet metal products, mining equipment, machine tools and machinery

**Permitted Uses**

**Industrial Uses**

- Research, experimental, or testing laboratories
- Towing, wrecking, and impound service
- Tractor and trailer storage
- Trade shops, including electrical, plumbing, heating/ cooling, and roofing
- Trade/ industrial school, industrial clinic, banks or credit unions that serve the convenient needs of the Industrial district
- Wholesale business, warehouse, trucking terminal, and similar non processing storage and distribution uses
- Any accessory building and uses customarily incidental to the above permitted uses

**Communication/Utilities**

- Public wellfield/ pump house
- Sewage Treatment Plant
- Utility substation
- Water tower

**Conditional Uses**

**Business Uses**

- Bowling alley, billiard hall, indoor archery range, indoor tennis courts, indoor skating rink, or similar forms of indoor commercial recreation
- Truck, trailer, tractor sales and service
- Wireless telecommunication facility/ tower

**Use Notes and Subdivision Specifications**

- The Use Matrix at the end of this Article provides detailed use listings.
- The Overlay Districts shall apply as specified in Article 4 of this Ordinance.
- Any district may be rezoned to "PUD" (Planned Unit Development) as specified in Article 7 of this Ordinance.
- The subdivision of land in this district shall be consistent with the specifications of the Clayton County Subdivision Ordinance.

**Editor's note**— Ord. No. 2017-41, § 5, adopted May 30, 2017, amended section 3.29 by deleting "towing, wrecking, and impound service" as a permitted use and adding "towing, wrecking, and impound service" and "music studios" as a conditional use.

Sec. 3.31 - HI Heavy Industrial District Intent, Permitted Uses and Conditional Uses.

### III Heavy Industrial District

#### 3.31 HI District Intent, Permitted Uses and Conditional Uses

##### District Intent

The "HI" District is intended to provide a land use category for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The provisions that regulate this land use district should make the district compatible with the "LI" and "IC" districts and environmentally sensitive areas. This district should be used in combination with the "LI" district in areas with convenient access to major transportation routes.

##### Permitted Uses

###### Industrial Uses

- Any use permitted in the Light Industrial (LI) district
- Agriculture crop processing and storage (of materials produced off-site)
- Asphalt manufacturing
- Blast furnace, steel furnace, blooming, or rolling mill
- Brick, tile, and terra-cotta manufacturing
- Cement, lime, gypsum, or plaster of paris manufacturing
- Central mixing plant for cement, mortar, plaster, and / or housing materials
- Chemical storage or manufacturing
- Heating and electric power generating plants and all necessary uses
- Government buildings, offices, and storage
- Incineration of garbage or refuse when conducted within an enclosed plant
- Machine and machine tool manufacture
- Petroleum or inflammable liquids, production, refining, or storage
- Smelting of copper, iron, zinc, or ore
- Rock, sand, or gravel distribution
- Any accessory building and uses customarily incidental to the above permitted uses

###### Communication/Utilities

- Public wellfield/ pump house
- Sewage Treatment Plant
- Utility substation
- Water tower

##### Conditional Uses

###### Industrial Uses

- Airport, heliports, and related landing areas and buildings
- Development of natural resources, including the removal of minerals and natural materials together with necessary buildings and machinery
- Junk/salvage yard, places for dismantling, wrecking, and disposing of material
- Mineral extraction and processing
- Municipal solid waste landfills, inert landfills, construction and demolition landfills, refuse dump, scrap metal yard, and recycling center
- Slaughterhouse
- Any other heavy industrial use, which shall be comparable with the intent of the district.

###### Adult Uses

- Adult entertainment facilities, sexually orientated businesses, and massage parlors

##### Conditional Uses

###### Communication/Utilities

- Wireless telecommunicatious facility/ tower

##### Use Notes and Subdivision Specifications

- The Use Matrix at the end of this Article provides detailed use listings.
- The Overlay Districts shall apply as specified in Article 4 of this Ordinance.
- Any district may be rezoned to "PUD" (Planned Unit Development) as specified in Article 7 of this Ordinance.
- The subdivision of land in this district shall be consistent with the specifications of the Clayton County Subdivision Ordinance.

**Editor's note**— Ord. No. 2017-41, § 5, adopted May 30, 2017, amended section 3.31 by adding "towing, wrecking, and impound service" and "music studios" as a conditional use.