

IA Zoning – Permitted Business Uses

Property: 250 Buxton Ct, Lilburn, Georgia

Zoning Classification: IA – Industrial Activity District (Gwinnett County)

Overview

The IA (Industrial Activity) zoning district supports light- to moderate-intensity industrial, warehouse, and employment-oriented uses.

This classification encourages production, logistics, and service businesses while limiting heavy industrial or incompatible commercial activity.

1. Primary Industrial & Flex Uses

- Warehousing and distribution facilities
- Light manufacturing and assembly operations
- Packaging, fabrication, and processing businesses
- Contractor shops (HVAC, plumbing, electrical, etc.)
- Indoor equipment storage and service yards
- Printing, signage, and production facilities
- Wholesale trade and bulk storage
- E-commerce fulfillment and logistics hubs
- Cold storage or specialty storage operations

2. Office & Employment Support Uses

- Administrative and professional offices
- Corporate service or operations centers
- Call centers and back-office support
- Research and development laboratories

- Engineering or technology firms
- Workforce or trade training facilities

3. Automotive & Equipment Service Uses

- Automotive repair or fleet maintenance
- Commercial vehicle service
- Tire installation and repair
- Body or paint shops (may require special approval)
- Equipment rental and service businesses

4. Limited Commercial / Showroom Uses

Generally permitted only when accessory to an industrial user:

- Product showroom connected to warehouse operations
- Contractor supply counters
- Trade-related retail (flooring, cabinets, lighting, etc.)
- Wholesale storefronts open to the public

Key Limitation:

Retail activity must remain secondary to the primary industrial function.

5. Uses Typically Restricted or Prohibited

- Heavy industrial or hazardous processing
- Outdoor salvage, junkyards, or dismantling operations
- Adult-oriented businesses
- Stand-alone restaurants or general retail centers
- Residential uses

- Schools or daycare facilities