

**TABLE 14.1**  
**PERMITTED USES IN INDUSTRIAL AND MINING DISTRICTS\***

**P = Permitted**  
**C = Conditional**  
**X = Not Permitted**

Uses	Industrial and Mining Zoning Districts		
	Restricted Industrial District (M1)	Heavy Industrial District (M2)	Mining Operations District (MINE)
Accessory uses and structures determined by the Board to be normally incidental to one or more permitted principal uses	P	P	C
Acid manufacturers	X	C	X
Adult entertainment and adult materials establishments	C (Note 1)	C (Note 1)	X
Ammonia, bleach, and chlorine manufacturers	X	C	X
Animal rendering and recycling plants	X	C	X
Apiaries	P	P	P
Apparel manufacturing	P	P	X
Asphalt plants	X	C	C
Automobile services establishment, major	P	P	X
Automobile services establishment, minor	P	P	X
Bar, lounge, nightclub	C	X	X
Bottling and canning plants	P	P	X
Bowling alley	C	X	X
Breweries and distilleries	C	C	X
Build-to-rent	X	X	X
Camera and photographic equipment manufacturing	P	P	X
Car Wash	P	P	X
Cement, lime gypsum or plaster of paris manufacturers	X	C	C
Ceramic production facilities	C	P	X
Coal and tar products manufacturers	X	C	X
Coating of cans, coils, fabrics, vinyl, metal furniture, appliance surfaces, wire, paper, and flat wood paneling	X	C	X
Cold storage plants and frozen food lockers	C	P	X
Commercial recreational facilities, indoor	P	C	X

Uses	Industrial and Mining Zoning Districts		
	Restricted Industrial District (M1)	Heavy Industrial District (M2)	Mining Operations District (MINE)
Commercial recreational facilities, outdoor	C	C	C
Commercial sales of the product(s) permitted to be manufactured, assembled, or processed, unenclosed or enclosed, not to exceed twenty (20) percent of the lot area	P	P	P
Commercial sales of the product(s) permitted to be extracted, unenclosed, exceeding twenty (20) percent of the lot area but not exceeding fifty (50) percent of the lot area	X	C	P
Communication towers and communication antennas	C	C	C
Contractor's establishments	P	P	P
Convenience stores, with or without gasoline pumps	C	C	X
Cosmetics and toiletries manufacturers	P	P	X
Dry cleaning plants	P	P	X
Dwellings, single-family detached	X	X	X
Dwelling for caretaker or night watchman	P	P	P
Electronics assembly and manufacturing of communications equipment	P	P	X
Escort Services	C (Note 1)	C (Note 1)	X
Explosives storage	C	P	P
Exterminating and pest control businesses	P	P	X
Extraction industries – extraction and removal of sand, gravel, top soil, clay, dirt, precious metals, gems, and minerals	X	X	P
Feed, grain, and fertilizer manufacturers	X	C	X
Fuel oil distributors	P	P	X
Fuel station	C	C	X
Fiberglass insulation manufacturers	X	C	X
Food processing plants, including fish and poultry facilities	C	C	X
Hazardous waste receiving, handling, and disposal facilities	X	X	X

Uses	Industrial and Mining Zoning Districts		
	Restricted Industrial District (M1)	Heavy Industrial District (M2)	Mining Operations District (MINE)
Heliports and Helipads	C	C	C
Ice manufacturing	P	P	X
Incinerators, including medical wastes	X	C	X
Instrument assembly and manufacturing	P	P	X
Junkyards, wrecked motor vehicle compounds, and wrecker services	C	C	C
Kennels, Animal Hospitals, Veterinary Clinics	C	X	X
Landfills	X	C	C
Linoleum manufacturers	X	C	X
Lumber yards, planing and sawmills	P	P	P
Machine shops	P	P	X
Manufacturing, processing, recycling, and assembling within buildings, not otherwise specified	P	C	C
Manufacturing, processing, recycling, and assembling of chemicals, floor coverings, glass, and rubber, unless more specifically listed in this table	X	C	X
Metal products manufacturing	P	P	X
Micro-brewery	C	C	X
Micro-distillery	C	C	X
Miscellaneous service establishments	P	C	X
Offices and showrooms, as a principle use or as accessory uses to one or more permitted principal uses	P	P	P
Office Commercial Multiple Story (OCMS) Zoning District uses and performance standards	C (Note 3)	X	X
Open air businesses, subject to limitations for open storage yards as provided in this table	P	P	P
Open storage yards, not exceeding 20% of the total lot	C	C	C
Open storage yards, more than 20% but not exceeding 80% of the total lot	C	C	C
Optical goods manufacturers	P	P	X
Petroleum bulk storage sites	X	P	C
Pharmaceuticals and medical supplies manufacturers	P	P	X
Place of worship 10,000 square feet or less in aggregate size (Note 7)	P (Note 2)	X	X
Place of worship more than 10,000 square feet in aggregate size (Note 7)	P (Note 2)	X	X

Uses	Industrial and Mining Zoning Districts		
	Restricted Industrial District (M1)	Heavy Industrial District (M2)	Mining Operations District (MINE)
Pool Hall	C	X	X
Printing, blueprinting, publishing, and book binding facilities	P	P	X
Public and semi-public uses	P	P	P
Pulp mills	X	C	X
Recycling and recovery facilities	C	C	X
Research laboratories, and ancillary manufacturing	C	C	C
Restaurants, not including drive-in or drive-through facilities	P	P	X
Retail Trade Establishments	X	X	X
Salvage yards	C	P	X
Schools, private, parochial, vocational—Technical and business 10,000 square feet or less in aggregate size	P (Note 2)	X	X
Schools, private, parochial, vocational—Technical and business more than 10,000 square feet in aggregate size	P (Note 2)	X	X
Shooting range, indoor	C (Note 4)	C (Note 4)	X
Shooting range, outdoor	C (Note 4)	C (Note 4)	C (Note 4)
Short-term Rental	X	X	X
Sign fabrication and painting shops	P	P	X
Solid waste transfer stations	C	C	C
Solvent metal cleaning	X	C	X
Stock yards and slaughterhouses	X	C	X
Storage, self-service, climate controlled	C	C	X
Storage, self-service, courtyard	C	C	X
Storage, self-service, mini-warehouse	C	C	X
Temporary structures and uses	C	C	C
Textile manufacturing and processing	P	P	X
Theaters	C	X	X
Tire retreading and recapping facilities	C	P	X
Transportation, communication, and utility facilities, except truck terminals	C	C	C
Truck terminals	C	C	C
Uses not specified in this table	(Note 5)	(Note 5)	(Note 5)

Uses	Industrial and Mining Zoning Districts		
	Restricted Industrial District (M1)	Heavy Industrial District (M2)	Mining Operations District (MINE)
Vehicle rental establishment	X	X	X
Vehicle sales dealership	C (Note 6)	X	X
Volatile organic liquid handling and storage	X	C	X
Warehouses and storage buildings	P	P	P
Wholesale trade establishments	P	P	X
Wineries	C	P	X
Wood products manufacturing	P	P	X

\* For any establishment conducting around the clock business hours, a conditional use permit is required.

Notes

Table 14.1

- (1) See the Forsyth County Adult Establishment Ordinance, Ordinance 85.
- (2) Prior to development of any associated accessory uses, approval of the site plan must be granted by the Board of Commissioners. If the accessory use is a school, a conditional use permit is required and all requirements for conditional use permits must be met.
- (3) The Office Commercial Multiple Story (OCMS) zoning district uses and performance standards may be applied within the M1 district per conditional use.
- (4) See Ordinance No. 103 (Shooting Range Ordinance).
- (5) In cases where a use is proposed but is not listed in this table, the director shall make an administrative determination as to whether or not the use is permitted in the zoning district or districts in question. The director will compare the proposed use to substantially similar uses to determine if the proposed use will be considered a prohibited, permitted, or conditional use. In making such determinations, the director shall consult the purpose and intent statements of the zoning district or districts in question, in addition to comparing the use in question to uses specifically listed in this table.
- (6) Sales, unenclosed or enclosed, shall not exceed 20 percent of the lot area.
- (7) Places of worship for which a CUP, rezoning or development permit application is being processed, that have been approved but not constructed, that are under construction, or that have received a Certificate of Occupancy prior to February 2, 2017, are exempt from the size cap. In addition, property immediately adjacent to the property on which a place of worship that is exempt pursuant to this note is located, that is purchased after February 2, 2017, is also exempt from the size cap. For properties exempted from the size cap pursuant to this note, the requirements for places of worship 10,000 square feet or less in aggregate size (either conditional use permit (C) or not permitted (X)) shall apply for each zoning district. For purposes of this chart, "aggregate size" shall mean total square footage of all structures on the property on which the place of worship is located.

**TABLE 14.2**  
**PERFORMANCE STANDARDS FOR INDUSTRIAL AND MINING OPERATIONS**

Performance Standard	Industrial and Mining Zoning Districts		
	Restricted Industrial District (M1)	Heavy Industrial District (M2)	Mining Operations District (MINE)
Minimum lot area for zoning to the district	1 acre (Note 1)	1 acre	50 acres where blasting or crushing operations are involved; 5 acres without blasting or crushing operations
Maximum building coverage (% of lot)	55 percent	55 percent	55 percent
Minimum landscaped open space (percentage of total lot area)	20 percent	15 percent	10 percent
Minimum width of landscape strip paralleling right-of-way (Note 2)	25 feet	25 feet	50 feet
Minimum front setback from lot lines abutting right-of-way (Note 2 and 4)	50 feet	50 feet	50 feet
Minimum buffer along lot line abutting a commercial or office district, except the OR district	20 feet	25 feet	30 feet
Minimum setback along lot line abutting a commercial or office district, except the OR district (Note 4)	30 feet	35 feet	40 feet
Minimum buffer along lot line abutting a residential, A1, OR or AG-Res district (Note 3)	40 feet	75 feet	100 feet
Minimum setback along lot line abutting a residential, OR, A1 or AG-Res district (Note 3 & 4)	50 feet	90 feet	125 feet
Minimum side setback (Note 4)	15 feet	15 feet	15 feet
Minimum rear setback (Note 4)	25 feet	25 feet	25 feet
Minimum rear setback abutting an alley designed for industrial uses	None	None	None
Electromagnetic interference	There shall be no electromagnetic interference that adversely affects the operation of any equipment other than that belonging to the creator of such interference, or that does not conform to the regulations of the Federal Communications Commission.		

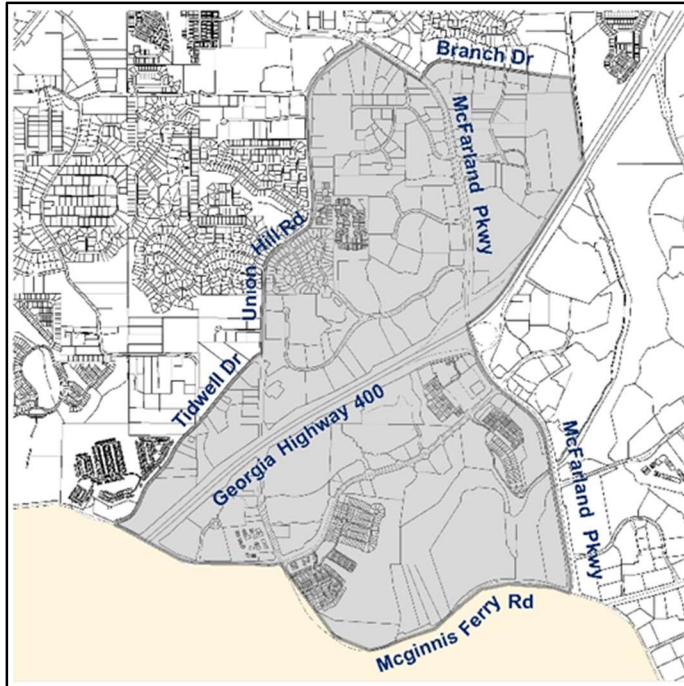
Performance Standard	Industrial and Mining Zoning Districts		
	Restricted Industrial District (M1)	Heavy Industrial District (M2)	Mining Operations District (MINE)
Glare and Heat	Every use and activity shall be so operated that it does not emit heat or heated air beyond the boundary of the lot on which it is located. No direct or sky-reflected glare shall emanate from any use or activity so as to be visible at any point on or beyond the boundary of the lot on which such use or activity is located.		
Noise	All equivalent sound levels at the boundaries of an industrial or mining district shall not exceed 60 DbA LEQ for projects adjacent to residential or office residential districts or noise sensitive, or public properties; 65 dBA LEQ for projects adjacent to commercial or office districts; 75 dBA LEQ for projects adjacent to other industrial or mining districts. Method of measurement: Measurements shall be made with a calibrated sound level meter in good operating condition, meeting the requirements of a Type I or Type II meter, as specified in ANSI Standards, Section 1.4 - 1971. For purposes of this section, a sound level meter shall contain at least an "A" weighting network, and both fast and slow response capability.		
Odor	No continuous, frequent, or repetitive emission of odors or odor-causing substances which would be offensive beyond any property line of any industrial or mining district will be permitted. An odor emitted no more than fifteen (15) minutes in any one (1) day shall not be deemed as continuous, frequent, or repetitive. The existence of an odor shall be presumed when analysis by a competent technician demonstrates that a discernible odor is being emitted. Any process which may involve the creation or emission of any odors shall be provided with a primary and a secondary safeguard system so that control will be maintained if the primary safeguard system fails.		
Smoke and particulate matter	Emissions shall not exceed applicable state standards as adopted in Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-1, Air Quality Control as may be amended from time to time.		
Vibration	<p>Ground vibration as measured at the boundary of an industrial or mining zoning district shall not exceed 1.0 inches per second peak velocity, steady state, or 2.0 inches per second, impact state.</p> <p>Exemptions: These provisions shall not apply to:</p> <ul style="list-style-type: none"> <li>(a) Vibration resulting from the operation of any road vehicle.</li> <li>(b) Vibration resulting from construction activities and equipment.</li> <li>(c) Vibration resulting from roadway maintenance and repair equipment.</li> </ul> <p>Method of measurement: Vibration measurement procedures shall conform to the following:</p> <ul style="list-style-type: none"> <li>(a) Instrumentation shall be capable of measuring RMS value of the vibration velocity over the frequency range of 2 to 250 Hz.</li> <li>(b) Measurement values shall be recorded for a sufficient period of observation to provide a representative sample.</li> <li>(c) Attachment of the vibration transducer to the ground shall be by magnetic or screw attachment to a steel bar of minimum of 9 inches in length, driven to a depth of 3 inches to 1 foot in the ground. The mass of the transducer should closely match the density of the ground or other material it displaces.</li> </ul>		
Maximum height	continued on next page		

Maximum height	Character Areas																					
	McFarland		South GA 400		Big Creek		Haw Creek & Daves Creek		Lanier		Vickery Creek		Campground		North GA 400		Chestatee / Jot Em Down		Etowah		Sawnee Mountain	
	McFarland	McFarland/ Shiloh Road Regional Node	South GA 400	South GA 400/ Highway 141 Regional Node	Big Creek	Peachtree Parkway Community Node	Haw Creek & Daves Creek	Haw Creek Community Node	Lanier	Lake Lanier/ Mary Alice Park Community Node	Vickery Creek	Castleberry/ BethelView Community Node	Campground	Highway 20 Neighborhood Node	Highway 20 Community Node	North GA 400	Hammond's Crossing Regional Node	Chestatee/Jot Em Down	Chestatee Neighborhood Node	Etowah	Matt and Silver City Neighborhood Nodes	Sawnee Mountain
50'	Office Uses: 80' (Note 6) Mixed Use: 70' (Note 5)	50'	Office Uses and Mixed Use: 60' (Note 5)	40'	50'	40'	Non-Residential Uses and Mixed Use: 50' (Note 5)	40'	60'	40'	Non-Residential Uses and Mixed Use: 60' (Note 5)	30'	40'	50'	50'	Non-Residential Uses and Mixed Use: 80' (Note 5)	30'	40'	30'	40'	30'	40'

Notes

Table 14.2

- (1) One acre is required to rezone to the M1 district, unless the property is adjoining property already zoned industrial, in which case the property to be rezoned can be less than one acre. This does not imply that the lot smaller than one acre to be rezoned industrial is required to be included as part of the lot already zoned industrial.
- (2) Buffer and landscape strips along roadways shall begin at the dedicated right-of-way lines, and at the existing right-of-way line if a state route.
- (3) This standard shall not apply to an industrial lot that has been platted and developed for industrial use but on which a building has not been constructed, when a residential, OR, A1 or AG-Res zoning district is subsequently established abutting the side or rear lot line of said industrial lot.
- (4) For MINE districts, setbacks shall apply to all mining activities as well as buildings and structures.
- (5) The maximum height for any use not referenced for this node shall be the maximum height allowed for the character area in which the node is located.
- (6) Height maximum of 125' for office uses is permitted within the portion of the McFarland/Shiloh Road Regional Node illustrated below:



**ARTICLE IV. GENERAL SITE DEVELOPMENT AND DESIGN REGULATIONS FOR INDUSTRIAL AND MINING DISTRICTS:**

14-4.1 **Purpose and Intent.** It is the intent of Forsyth County to require that new industrial developments and mining operations install appropriate improvements and comply with general design regulations that are intended to improve their appearance, compatibility, and function. It is also the intent of the County to require substantial progress toward compliance with these improvement requirements and general design regulations in cases where existing industrial or mining operations are expanded.

14-4.2 **Applicability.** This article shall apply to all properties located within all industrial and mining zoning districts of unincorporated Forsyth County. New development shall be required to conform to these regulations. A substantial improvement of an existing development shall be required to conform to these regulations or make substantial progress toward meeting the regulations contained within this chapter.

14-4.3 **Utilities.** All telephone, electricity, and gas transmission lines serving uses on site shall be installed underground.

14-4.4 **Grading and Site Development.** Buildings and parking lots shall be appropriately drained so as to prevent damage to abutting properties or public streets. Grading plans for new development shall be submitted to the director for review and approval by the department and Director of Engineering, and all grading activities shall comply with approved plans. Stormwater management plans shall be submitted to the director for review and approval by the department and Director of Engineering, and all such drainage improvements shall be designed, installed and maintained in accordance with the standards of Ordinance No. 75 (Stormwater Management Ordinance) as adopted and as may be amended from time to time. All disturbed or graded ground areas of a building site not used for buildings or open storage areas shall be appropriately stabilized and grassed or covered with plants or landscaping materials.

14-4.5 **Curb Cuts and Access Specifications.** All entrances or exits of any street or driveway, public or private, from or to any state highway shall be approved by the State Department of Transportation and the Director of Engineering prior to the construction of such entrances or exits and prior to the issuance of any development permit for any improvement to be served by such entrances or exits.

No curb cut or access driveway shall be permitted to be located closer than one hundred (100) feet to the nearest existing or proposed right-of-way of an intersecting roadway or closer than forty (40) feet to a side property line unless the adjacent property owner is in agreement with the encroachment of the driveway and approval is obtained from the Director of Engineering. Curb cuts or access driveways shall be no narrower than twenty four (24) feet from back of curb to back of curb. Strict adherence to these requirements may not be practical in all instances as determined by the