

Part II

Section 14

LI – Light Industrial



PART II, SECTION 14: LI - LIGHT INDUSTRIAL

All new non-residential development shall be PUD. (See Part II, Sec 16)

A. INTENT

Areas for research, warehousing, small product assembly and manufacturing and distribution facilities with minimal environmental impact noise, lights and vibrations confined to the site upon which the principal use is located.

B. USES PERMITTED BY RIGHT INCLUDING THE FOLLOWING BUT SHALL NOT BE LIMITED TO:

1. Agricultural and Commercial equipment sales and rental.
2. Assembling and light-manufacturing plants, with onsite sales of products.
3. ATV's and Motorcycles – sales, servicing and repairs.
4. Automobile service stations with gasoline pumps.
5. Automobiles, SUV's, Light Trucks (less than 1.5 Tons Manufacturer's Rating) - sales, service and repairs.
6. Bakeries - wholesale and retail.
7. Banks, financial institutions and services including drive-in facilities.
8. Bars and lounges.
9. Bottling plants.
10. Building materials/Hardware and Home Repair/Supply stores - wholesale and retail.
11. Carpentry and woodworking shops.
12. Commercial grain storage.
13. Compounding plants.
14. Contractors offices, with outside storage of construction materials or equipment.
15. Dairy processing plants.
16. Fire Stations (see Resolution 99-19).
17. Food and beverage processing plants.



18. Food lockers.
19. Garden shops, greenhouses and wholesale plant nurseries.
20. General merchandise wholesale business.
21. Home repair centers - wholesale and retail.
22. Liquor Stores.
23. Livestock feed store.
24. Machine shops.
25. Mini warehouses with no storage of dangerous or flammable material and no selling of merchandise and other tangible goods or services from any unit.
26. Offices - general, medical, dental, including all professional and governmental activities.
27. Printing and Publishing Businesses including Sign painting.
28. Product distribution and storage facilities.
29. Public and private parking lots.
30. Public and private recreational areas.
31. Recreational Vehicles, sales and storage.
32. Restaurants and other eating facilities.
33. Scientific research facilities.
34. Storage and warehousing facilities.
35. Upholstery supply and repair shops.
36. Utility service facility.

C. USES PERMITTED BY SPECIAL REVIEW

1. Aircraft related recreational facilities.
2. Airports and heliports.
3. Caretaker residence.



4. Cellular Communication Facilities Standards (see Part II, Section 18 - Uses Permitted by Special Use Review).
5. Concrete, asphalt and mortar batching plants.
6. Firing Range – indoor and outdoor.
7. Hazardous Material product distribution and storage.
8. Major facilities of a public utility.
9. Public, private and multiple use wastewater treatment and water storage facilities for domestic use in excess of five thousand (5,000) gallons.
10. Temporary construction offices – Administrative Special Use approval similar to Group Homes, bonding may be required.
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D. AREA AND YARD SETBACK REQUIREMENTS - FOR PRINCIPAL AND ACCESSORY USES

1. Minimum lot width 100 feet
2. Minimum front yard setback and minimum yard setback for land abutting a street 40 feet
3. Minimum side and rear yard setbacks. Adjoining uses allowed in B or C: In accordance with the Uniform Building Code.
Adjoining uses allowed in LI or GI 50 feet
Adjoining uses allowed in Residential or Agriculture 75 feet
4. Maximum building height 60 feet
5. Corner lots must meet front yard setback requirements on each side the yard borders a public or private road, a vehicle right-of-way or a vehicle easement.

E. FENCES, HEDGES AND WALLS

1. Fences, hedges and walls shall be permitted in this district and do not have to comply with the minimum setbacks of the zone district.



2. Vision Clearance Triangle – No fence, wall, hedge, vegetation, or other obstruction over 42” in height shall be erected, placed or maintained within a 25’ (40’ for collectors and arterials), visual clearance triangle formed by the property line, immediately adjacent to a street, road, or non-residential driveway.
3. Fences, hedges and walls shall not exceed eight (8) feet in height and shall not exceed four (4) feet in height when located in required front yards.
4. Outdoor storage shall be concealed by a solid fence or wall, at least six (6) feet in height.

F. GENERAL REQUIREMENTS

1. Road Requirements: Roads must meet all requirements of the Elbert County Road and Bridge Standards. Certified approval of roads must be obtained prior to issuance of the 1st building permit.
2. Parking Requirements: See Section 20 of these Regulations.
3. Sign Requirements: See Section 21 of these Regulations.
4. Landscape Requirements: Each parcel or tract shall be landscaped in accordance with an approved landscaping plan. The areas landscaped shall be inclusive of, but not limited to, the required front yard, parking areas and other required areas.
5. Water and Sanitation Facility Requirements: Use must be served by a central water and sanitation facility approved by the Elbert County Building Department.
6. Utility Requirements: All distribution and/or service lines for all utilities must be underground installation, unless a Variance or Special Use Review is granted by Elbert County for overhead installation.
7. Additional Requirements:
 - a. All roof mounted equipment shall be properly screened, solar collectors and solar heaters are exempted.
 - b. All uses shall be in accordance with an approved site plan.