and freeway interchange areas, due to the need to transport and display heavy bulk materials, generate heavy traffic, and which provide services that would not be appropriately located in areas providing neighborhood or general commercial retail and service activities as permitted in the C-1 and C-2 districts. Neat and orderly outside storage is permitted in conjunction with permitted uses and conditional uses. Uses in this district shall be located on roads having a minimum classification of major arterial.

(b) *Permitted Uses:*

(1) Automobile and truck sales.

(2) Boat sales.

(3) Commercial kennels for boarding of pets.

(4) Dry cleaning plants not employing more than twenty (20) persons.

(5) Farmers' market.

(6) Feed and seed stores.

(7) Heavy equipment sales and service.

(8) Major automotive repair.

(9) Mini-warehouses and warehouses without outdoor storage.

(10) Mobile home sales lots.

(11) Motels and hotels.

(12) Outdoor theaters.

(13) Recreational vehicle sales and service.

(14) Tire retreading.

(15) Trade shops, including electrical, plumbing, gutter, machines, and HVAC contractors.

(16) Used car and truck sales.

(17) Other heavy commercial and service activities not primarily of an industrial or manufacturing nature as may be determined by the planning staff to be similar to the above-listed uses and which are in harmony with the purpose of this district, but not including those uses which are not mentioned in this district but are enumerated in another district.

(c) *Accessory Uses.* Those uses determined by the planning staff to be customarily appurtenant to those uses permitted in this district.

(d) *Conditional Uses:*

(1) Travel trailer/recreation vehicle parks having a minimum lot area of five (5) acres.

(2) Radio/television transmission towers over thirty-five (35) feet high.

(e) *Conditional Exceptions.* None.

(f) *Space Limits:*

(1)	Minimum lot area	10,000 square feet
(2)	Minimum lot width	100 feet
(3)	Minimum front yard	70 feet from right-of-way line
(4)	Minimum side yard	None, but 30 feet if a corner lot
(5)	Minimum rear yard	20 feet
(6)	Maximum height	6 stories

(Ord. No. 90-09, 9-19-90)

Sec. 3-7-155. M-1: light manufacturing district.

(a) *Purpose.* This district is to provide for light industrial uses, all of which shall be nuisance-free and not generators of hazardous wastes. It is intended that light manufacturing uses shall be located on either arterial or major collector streets or within industrial parks having access to such thoroughfares.

(b) *Permitted Uses:*

(1) Any commercial or industrial use which involves manufacturing, processing or assembly operations or the storage and sale of heavy materials, products or equipment; but not including uses which may cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard or other objectionable conditions to nearby areas.

(2) Armories.

(3) Bakeries and other establishments manufacturing prepared foods and miscellaneous food products.

(4) Bottling plants.

(5) Cabinet shops.

(6) Canning plants.

(7) Clinics, cafeterias, employee credit unions and recreational facilities for employees only.

(8) Cold storage, ice plants and freezer lockers.

(9) Cosmetics and pharmaceuticals.

(10) Dairy plants and ice cream manufacturing.

(11) Distribution of products and merchandise.

(12) Dry cleaning and laundering establishments.

(13) Education and training facilities.

(14) Electrical appliances and equipment, sales and repairs.

(15) Electronic manufacturing and assembly plants.

(16) Fabricating shops such as woodworking, upholstery and sheet metal shops.

(17) Garages, repair shops and machine shops.

(18) Machine shop.

(19) Offices and administrative facilities.

(20) Plumbing shops and other contractors, including open storage of materials when located in the rear yard.

(21) Printing, publishing and reproducing establishments.

(22) Sign painting and fabricating shops.

(23) Textile manufacturing plants.

(24) Wholesaling or warehousing.

(25) Other uses as may be determined by the planning staff to be similar and compatible with the above-listed permitted uses.

(c) *Accessory Uses.* Those determined by the planning staff to be customarily appurtenant to those uses permitted in this district.

(d) *Conditional Uses.* Upon application to, and recommendation by the planning commission and favorable decision thereon by the board of county commissioners, the following conditional uses are permitted in this district:

(1) Airports and heliports.

(2) Radio and television transmission towers over thirty-five (35) feet high.

(e) *Conditional Exceptions:*

(1) Caretakers' quarters.

(2) One (1) mobile home for use as a temporary office.

(f) *Space Limits:*

(1)	Minimum lot area	30,000 square feet
(2)	Minimum lot width	100 feet
(3)	Minimum front yard	70
(4)	Minimum side yard	None, but 30 feet if a corner lot
(5)	Minimum rear yard	20 feet
(6)	Maximum height	35 feet

Sec. 3-7-156. M-2: heavy manufacturing district.

(a) *Purpose.* This district provides for the broadest range of industrial operations permitted in the county. It is the district for location of those industries which have not reached a technical stage which renders them free of all nuisance factors. These uses are to be located on either an arterial or major collector street or, when located within an industrial park, shall have access to such thoroughfares.

(b) *Permitted Uses:*

(1) Any use permitted in the M-1 light manufacturing district, provided there is no generation of nuisance conditions or hazardous wastes.

(2) Acid manufacture and storage.

(3) Bulk petroleum plants.

(4) Cement, lime, gypsum or plaster of Paris manufacture.

(5) Ceramic products, limited to use of electric kilns.

(6) Commercial livestock processing or feedlots.

(7) Concrete, cement products or clay products manufacture.

(8) Feed, grain, or fertilizer manufacture or storage.

(9) Food processing plants.

(10) Foundry or forging plants.

(11) Grain elevators.

(12) Ice manufacture, including dry ice plants.

(13) Lumber yard for wholesaling of building products.

(14) Planing and sawmills.

(15) Poultry killing, plucking or processing plants.

(16) Railroad yards.

(17) Recycling centers.

(18) Rock, sand or gravel distribution or storage.

(19) Sheet metal products.

(20) Tinsmith/roofing operations.

(21) Truck terminals.

(22) Other uses as may be determined by the planning staff to be similar and compatible with the above-listed permitted uses.

(c) *Accessory Uses.* Those uses determined by the planning staff to be customarily appurtenant to those uses permitted in this district.

(d) *Conditional Uses.* Upon application to, and recommendation by the planning commission and favorable decision thereon by the board of county commissioners, the following conditional uses are permitted in this district:

(1) Airports and landing areas.

(2) Radio/television transmission towers over thirty-five (35) feet high.

(3) Asphalt and concrete batching plants.

(4) Central mixing plants for cement, mortar, plaster or housing materials.

(5) Development of natural resources, including the removal of minerals and natural materials, together with necessary buildings and machinery, provided:

a. Any extension of quarrying operations beyond the property lines actually being quarried at the effective date of this chapter shall be considered as a new operation and shall be subject to requirements herein.

b. Quarry areas being excavated shall be entirely enclosed within a fence located at least ten (10) feet back from the edge of any excavation and of such construction and height as to be demonstrably able to exclude children and livestock.

c. At the time of application for use permit the owners or operators of the quarry shall present to the commissioners comprehensive plans for the re-use of the property at the cessation of the quarry operation.

(6) Salvage and junkyards, provided any such use is screened from public view by a solid wall, planted screen or similar opaque partition at least six (6) feet in height, and provided such wall or opaque partition is set back at [least] one hundred (100) feet from all property lines.

(7) Sanitary landfills when designed and operated in accordance with provisions of this chapter and complying with regulations of the Georgia Environmental Protection Division.

(e) *Conditional Exceptions:*

(1) Caretakers' quarters.

(2) One (1) mobile home for use as a temporary office.

(f) *Space Limits:*

(1) Minimum lot area	1 acre
(2) Minimum lot width	150 feet
(3) Minimum front yard	70 feet
(4) Minimum side yard	None, but 30 feet if a corner lot

(5) Minimum rear yard .... 40 feet

(6) Maximum height..... 75 feet

Sec. 3-7-157. -PD: planned development district.

(a) *Purpose.* It is the purpose of the planned development district to encourage the development of compatible land uses within the framework of a master development plan for residential and nonresidential land uses within an environmentally compatible setting. The PD district is designed to be appended to residential, commercial or industrial zoning districts to provide flexibility in the application of development standards and site design when approved according to a master development plan in a manner to promote the conservation of natural environment, more efficient use of land, and efficiency in the extension of streets and utilities.

All planned developments shall be located on roads with a minimum classification of major arterial. Each area within a PD project developed for residential (including open space and recreation), commercial or industrial land use shall be zoned separately according to the appropriate zoning district.

(b) *Objectives.* To carry out the purpose of this section, a PD district must provide the following, as appropriate:

(1) A range in the types of residential environment including types of housing, types of ownership and community facilities available.

(2) Nonresidential land uses, if any, which provide convenient service, employment and access and yet which are separated from residential areas by the use of landscaping and natural buffers.

(3) Conservation of natural topographical and geological features with emphasis upon:

a. Conservation of existing surface and sub-surface water resources;
b. Preservation of major trees and other significant natural environmental features;
c. Prevention of soil erosion.

(4) An efficient network of streets and utilities appropriate to serve the land uses within the PD district.

(5) A master development plan to guide the PD with specific development objectives included in restrictive covenants.

(c) *Definitions.* For the purpose of this section, the following terms shall have the meaning immediately set forth after the term.

(1) *Master development plan.* A written and graphic submission for a planned development which represents a tract of land, proposed subdivision, the location and bulk of buildings and other structures, density of development, public and private streets, parking facilities, common open space, public facilities and all covenants relating to use thereof. The master development plan is submitted in conjunction with a rezoning application for the PD district.

(2) *Open space.* Land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common ownership and use by the residents of the developments and may include complementary structures and improvements as are necessary and appropriate.

(3) *Residential land uses.* Any variety of residence types as permitted within respective separately zoned areas of the PD, and as shown on the approved master development plan.

(4) *Nonresidential land uses.* Those designated areas which are not residential land uses, which includes but is not limited to: commercial or industrial zoned land, common open space, private streets, drives, service and parking areas, recreation and other open space areas.

(5) *Ownership types.* These include all types of residential development including, but not limited to, single-family, duplex, apartments, townhouses, rental, such that ownership may be fee simple, lease purchase, leased or rented, and common ownership of