



# DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

## Staff Analysis

---

<b>PROPOSED ACTION:</b>	Text Amendment - Planning and Development, Chapter 2, Article C to establish new zoning district WH-I (Warehouse Industrial)
<b>PROPOSED USE:</b>	Warehouse and similar uses
<b>EXISTING USE:</b>	N/A
<b>LOCATION:</b>	Citywide
<b>WARD:</b>	Citywide
<b>PARCEL ID#:</b>	Citywide
<b>TAX DIGEST MARKET VALUE:</b>	N/A
<b>OWNER:</b>	N/A
<b>APPLICANT:</b>	City of East Point

---

**APPLICANT'S INTENT:** Amend Part 10, Chapter 2, Article C Text Amendment - Planning and Development, Chapter 2, Article C to establish new zoning district WH-I (Warehouse Industrial).

---



# DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Staff Analysis

Application No. 2020M-001-01

**TEXT AMENDMENT ANALYSIS:**

Based on the historical documents and maps presented and researched by the Department of Planning & Community Development, staff offers the following considerations. Analysis is based historical, qualitative data, quantitative data, as well as existing conditions, and the 2017 Comprehensive Plan Update and Development Map.

**CURRENT ZONING:** I-1 (Light Industrial) zoning districts

**PROPERTY ACREAGE:** Within the City of East Point, 11% of the properties are zoned Industrial.

Ward	Industrial Acres	Industrial Sites	I-1 Zoning	I-2 Zoning
A	19.92	9	25%	NONE
B	909.1	346	6.88%	2.35%
C	NONE	NONE	NONE	NONE
D	646.5	27	1.68%	0.38%

**EXISTING SQ FT:** Light Industrial-53,252,527 sq ft. (1,222.5 acres citywide)

**PUBLIC UTILITIES**

Awaiting Review/Comments

**PUBLIC WORKS**

Awaiting Review/Comments

**SANITATION:**

Awaiting Review/Comments

**WATER RESOURCES**

Awaiting Review/Comments

**TRAFFIC IMPACT ANALYSIS:**

Awaiting Review/Comments

**INSPECTION REPORT:**

Awaiting Review/Comments

**CZIM REPORT:**

None

**FINDINGS OF FACT:**

On February 13, 2020, City of East Point Mayor and City Council initiated a moratorium on Industrial properties within the I-1 and I-2 zoning districts. This moratorium allowed the opportunity for staff to research and analyze the impacts that certain industrial uses may impose on adjacent residential communities. On June 13, the date that Council had originally planned to terminate this moratorium, it was decided that, out of the interest and concern for the health, safety, and general welfare for the citizens of East Point, that more time was needed to further research this delicate matter. From this research and analysis, staff concluded that the best way to mitigate these potential hazards was to establish a new zoning district that would effectively act as a transitional downzoning of properties. This downzoning would capture certain land uses through a rezoning process. In this case, a rezoning to WH-I (Warehouse Industrial), the proposed new zoning district. This process allows Staff to better manage which types of developments come into the city and alleviate any negative impacts that would affect residents health, safety and welfare.

Historically zoning has been used as a way to deem certain areas “appropriate” for certain uses. Although the original purpose of zoning was to protect the health, safety, and welfare of the public, it has often proved to be exclusionary. In many cities, industrial zoning is surrounded by large residential areas. In fact, most noxious uses within industrial uses have been more concentrated in lower-income or minority communities. This causes negative impacts on the residents who directly serve as a buffer to these industrial zoning districts. Not only does this type of zoning practice have a negative impact on the health of residents, but it is also a practice that does not address equity, health, or welfare of the public.

While the comprehensive plan identifies the economic benefits of these areas, it also identifies there may be “special zoning concerns.” Both subareas call for the permitted uses of warehouses and with appropriate buffers between residential and industrial uses. Staff recognizes the lack of transitional uses between industrial and residential areas, thus creating negative environmental impacts such as noise, health, and safety.

This text amendment aims to prevent industrial development from encroaching or expanding into residential/community areas that are envisioned for environmental protection of open spaces and environmental resources as well as areas envisioned for redevelopment.

---



# DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

## Staff Analysis

---

**STAFF RECOMMENDATION:** Staff recommends APPROVAL for text Amendment - Planning and Development, Chapter 2, Article C to establish new zoning district WH-I (Warehouse Industrial)

**P & Z RECOMMENDATION:** TBD

**COUNCIL ACTION:** N/A



# DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Staff Analysis

---

2017 Municode Permitted Uses for I-1 (Light Industrial) Zoning  
District

**2017 Permitted uses via Municode**

Sec. 10-2079. - I-1 Light Industrial District.

*I-1 District scope and intent.* Regulations set forth in this section are the I-1 District regulations. Article D should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The intent of this section, in establishing the I-1 District, is to provide areas within the City for the manufacture, storage, sale and distribution of goods and the conduct of related commercial and industrial activities. The I-1 District is comprised primarily of those existing industrial areas that are located on or have ready access to major thoroughfares and/or rail facilities, and are well adapted to industrial development and are not objectionable by reasons of dust, odor, noise, traffic safety or congestion.

*Use regulations.* Within the I-1 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

(a) *Permitted uses.* Structures and land may be used for only the following purposes: Any permitted use, provided that all manufacturing, processing, assembly and/or disassembly operations and all storage operations associated with such uses not specifically identified below shall be housed entirely within an enclosed building or buildings. All outside storage shall be enclosed by an opaque fence meeting the district height regulations.

- (1) Ambulance and emergency radical services.
  - (2) Animal hospitals, kennels (boarding and breeding) and veterinary clinics.
    - a. All structures shall be located and activities conducted at least one hundred (100) feet from any property zoned for residential purposes.
    - b. All animals shall be located within an enclosed building and adequate sound and odor control shall be maintained.
  - (3) Animal grooming shops.
    - a. All structures shall be located and activities conducted at least 100 feet from any property zoned for residential purposes
  - (4) Artisan's workshop.
  - (5) Automobile and truck sales (including retail parts sales and/ or tire store).
    - a. Such use shall not be permitted within 50 feet of any property used for a school, park, playground or hospital.
    - b. All activities shall be carried on entirely within an enclosed building.
    - c. Such use shall not be established on a lot which is adjacent to or directly across the street from any single-family residential district.
    - d. All outdoor storage must be in the rear of the principal structure and enclosed by opaque fence no less than eight feet in height.
  - (6) Automobile, trailer and boat sales/service.
    - a. Minimum one acre lot size.
    - b. All vehicles shall be set back at least ten feet from the street right-of-way line.
    - c. Such use shall be located at least 50 feet from any properties zoned for residential purposes.
    - d. A solid fence or wall no less than eight feet in height shall be maintained to provide a visual screening between the residential and commercial properties.
  - (7) Automobile and truck repair (including paint, body, brake repair, installation of tires, tune-up shops, oil change services, and emission stations).
    - a. Such use shall not be permitted within 50 feet of any property used for a school, park, playground or hospital.
    - b. All activities shall be carried on entirely within an enclosed building.
    - c. Such use shall not be established on a lot which is adjacent to or directly across the street from any single-family residential district.
    - d. All outdoor storage must be in the rear of the principal structure and enclosed by an opaque fence no less than eight feet in height.
    - e. No engine/body dismantling is allowed.
  - (8) Automobile towing.
    - a. All outside storage must be in rear of the principal structure and enclosed by opaque fence no less than eight feet in height.
  - (9) Bookbinding and related work.
  - (10) Carnival, video, horseshow, shooting or athletic event.
  - (11) Car wash, automatic, hand car wash, and self service.
    - a. Establishment shall provide an oil water separator and a sand trap.
    - b. Establishment shall have no more than 4 washing bays.
-

- (12) Commercial greenhouses or plant nursery.
  - (13) Cultural facilities. Art galleries, museums, legitimate theaters, libraries, and other uses similar in character to those listed.
  - (14) Drive-in movie theater.
    - a. The theater screen and all buildings shall be set back at least 50 feet from any property line.
    - b. Central loudspeakers are prohibited.
    - c. The theater screen shall not be visible from an interstate or arterial roadway.
  - (15) Dwellings; residence for watchmen or caretaker employed on premises.
  - (16) Education.
    - a. College and university.
    - b. K-12 private or special.
    - c. Technical school.
    - d. Vocational school.
  - (17) Electric supply store.
  - (18) Electric transformer station, gas regulator station and telephone exchange.
  - (19) Farm equipment sales.
  - ~~(20) Fuel and ice dealers, manufacturers and wholesalers.~~
  - ~~(21) Food processing plants not to include slaughterhouses.~~
  - ~~(22) Gas station minimart.~~
    - a. All gasoline pumps, tanks and other service facilities shall be set back at least 20 feet from all property lines.
    - b. Canopies over fuel islands shall not encroach within fifteen (15) feet of any property line.
    - c. Minor automobile repair shall be allowed in conjunction with such use provided all such activities shall take place within an enclosed building.
    - d. No outside storage or engine/body dismantling is allowed.
  - (23) Home appliance repair and related service.
  - ~~(24) Laundry and dry cleaning pickup stations.~~
  - (25) Linen and diaper services, garment pressing, alteration and repair.
  - ~~(26) Light assembly and fabrication. No activity which produces liquid effluent, odor, fumes or dust which can be detected beyond the walls of the building is permitted.~~
  - (27) Lumber, hardware and other building material establishments.
    - a. All outdoor storage must be in the rear of the principal structure and enclosed by opaque fence no less than eight feet in height.
  - ~~(28) Manufacturing, wholesaling, repairing, compounding, assembly, processing, preparation, packaging of treatment articles, foods (smoking, curing and canning), components, products, clothing, machines and appliances and the like, where character of operations, emissions and by-products do not create adverse effects beyond the boundaries of the property.~~
  - ~~(29) Newspaper publishing facilities.~~
  - (30) Office, business.
  - (31) Office, professional.
  - (32) Paint, glass and wallpaper stores.
  - (33) Plumbing and heating equipment dealers.
  - ~~(34) Printing, publishing and reproducing establishments.~~
  - (35) Radio and television broadcasting stations.
  - (36) Railroad car classification yards and train truck yards.
  - (37) Railroad stations for freight.
  - (38) Research and experimental testing laboratories including medical and dental laboratories.
  - (39) Restaurants, bars grills, taverns, cafés, drive-ins, fast food facilities and similar eating and drinking establishments.
    - a. Drive-thru restaurants shall not locate closer than 1,520 feet from another drive-thru restaurant or similar eating or drinking establishment.
-

- b. Drive-thru restaurant lanes shall be designed in such a way as to be screened from the public right of way through elevation differences, landscaping, arbors, trellises, canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations.
- c. Drive-thru windows are prohibited on the front of the building directly facing a street frontage.
- ~~(40) Self-storage mini-warehouse facilities.~~
- (41) Taxi stands and dispatching agencies.
- ~~(42) Truck terminals.~~
- (43) Veterinary clinic/hospital or kennel.
- ~~(44) Warehousing and storage.~~
- ~~(45) Wholesale trade and distribution establishments and warehousing facilities, including offices.~~
- (b) Accessory uses.
- (1) Accessory uses and structures incidental to any legal permitted use, provided:
- a. Retail sales and services must be conducted and accessed wholly within the building(s) housing the use to which the activities are accessory. Temporary PODS/temporary storage units are intended for a limited period of time and not for permanent storage.
- b. For sale, for rent, or for lease signs are allowed in accordance with Chapter 7, Signs.
- (c) *Uses permitted through administrative permit.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2081 et seq. in the I-1 District:
- (1) 10-2089. Alternative Antenna Support Structure
- (2) 10-2090. Amateur Radio Antenna
- (3) 10-2091. Antenna, tower, and associated structures (radio, T.V., microwave broadcasting, etc.).
- (4) 10-2092. Club.
- (5) 10-2094. Driving Range (not associated with a golf course).
- (6) 10-2095. Electrified fences.
- (7) 10-2096. Film production.
- (8) 10-2098. Golf course.
- (9) 10-2099. Outdoor event, small.
- (10) 10-2107. Seasonal business use.
- (11) 10-2109. Swimming pool, private.
- (12) 10-2111. Temporary classroom.
- (13) 10-2112. Temporary structures.
- (d) *Uses permitted through use permit only.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2115 et seq. in the I-1 District.
- (1) 10-2116. Adult Bookstore
- (2) 10-2119. Amateur Radio Antenna to Exceed the Administrative Permit Height
- (3) 10-2121. Antenna tower, and associated structure (radio, T.V., microwave broadcasting, etc.).
- (4) 10-2124. Cemetery and/or mausoleum (human or pet).
- (5) 10-2128. Composting.
- (6) 10-2134. Outdoor event, large.
- (7) 10-2144. Stadium (offsite) associated with a private school.
-





# DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Staff Analysis

---

Application No. 2020M-001-01

2017 Municode Permitted Uses for I-2 (Heavy Industrial) Zoning  
District

## DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

### Staff Analysis

Sec. 10-2080. - I-2 Heavy Industrial District.

*I-2 District scope and intent.* Regulations set forth in this section are the I-2 District regulations. Article D should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The I-2 District is to provide for light and heavy manufacturing, processing, assembly, packaging and warehousing operations, free from incompatible residential and commercial activities not directly serving or compatible with the industrial uses in order to achieve a favorable balance of land uses within the City.

*Use regulations.* Within the I-2 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

- (a) *Permitted uses.* Structures and land may be used for only the following purposes: Any heavy industrial use provided that all manufacturing, processing, assembly and/or disassembly shall be housed entirely within an enclosed building or buildings. Storage of any accessory materials specifically related to the use shall be housed behind opaque fencing no less than eight feet in height.
- (1) All uses allowed in I-1.
  - ~~(2) Basic wood processing including sawmills, planing mills, veneering and laminating of wood.~~
  - ~~(3) Battery manufacture.~~
  - (4) Blast furnace.
  - (5) Boiler works.
  - ~~(6) Cement products manufacture and production of ready-mix concrete.~~
  - ~~(7) Cooperage and bottling works.~~
  - ~~(8) Dry cleaning plants.~~
    - a. Such use shall be at least 300 feet from any property zoned or used for residential properties.
    - b. All applicable state, federal and local codes must be complied with
  - (9) Enameling, galvanizing and electroplating.
  - (10) Exterminating facilities.
  - (11) Heavy construction contractors.
  - (12) Heavy repair services and trade shops.
    - a. Such use shall not be permitted within 50 feet of any property used for a school, park, playground or hospital.
    - b. All activities shall be carried on entirely within an enclosed building.
    - c. Such use shall not be established on a lot which is adjacent to or directly across the street from any single-family residential district.
    - d. All outdoor storage must be in the rear of the principal structure and enclosed by an opaque fence no less than eight feet in height.
  - (13) Iron or steel foundry or fabrication plant for heavy castings.
  - ~~(14) Manufacturing of:~~
    - ~~a. Acetylene gas.~~
    - ~~b. Acid.~~

- ~~c.—Asphalt.~~
- ~~d.—Bleaching powder.~~
- ~~e.—Brick.~~
- ~~f.—Cement.~~
- ~~g.—Chlorine gas.~~
- ~~h.—Coal tar.~~
- ~~i.—Fertilizers.~~
- ~~j.—Glue.~~
- ~~k.—Gypsum board.~~
- ~~l.—Linoleum.~~
- ~~m.—Mineral dye.~~
- ~~n.—Oil.~~
- ~~o.—Oilcloth.~~
- ~~p.—Paint.~~
- ~~q.—Paper.~~
- ~~r.—Paper pulp.~~
- ~~s.—Patent leather.~~
- ~~t.—Petroleum products.~~
- ~~u.—Pottery.~~
- ~~v.—Shellac.~~
- ~~w.—Terra cotta.~~
- ~~x.—Tile.~~
- ~~y.—Turpentine.~~
- ~~z.—Varnish.~~
- ~~aa.—Yeast.~~

(15) Outdoor advertising services. Includes construction, repair, and maintenance of outdoor advertising signs.

(16) Removal or extraction of dirt, sand and soil.

~~(17) Repair services and trade shops, including sheet metal, upholstering, electrical, plumbing, carpentry, sign painting and other similar activities.~~

~~(18) Storage of fuels, oils, gases and other combustible materials.~~

~~(19) Tar distillation.~~

(20) Tire retreading and recapping.

(b) Accessory uses.

(1) Accessory uses and structures:

---

## DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

### Staff Analysis

- a. Accessory uses and structures incidental to any permitted use are allowed. Retail sales and services must be conducted and accessed wholly within the building(s) housing the use to which the activities are accessory.
  - b. Temporary storage PODS are intended for a limited period of time and not for permanent storage.
  - c. For sale, for rent, or for lease signs are allowed in accordance with Chapter 7, Signs.
- (c) *Uses permitted through administrative permit.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2081 et seq. in the I-2 District:
- (1) 10-2089. Alternative antenna support structure.
  - (2) 10-2090. Amateur RADIO Antenna.
  - (3) 10-2091. Antenna, tower, and associated structures (radio, T.V., microwave broadcasting, etc.).
  - (4) 10-2092. Club.
  - (5) 10-2094. Driving range (not associated with a golf course).
  - (6) 10-2095. Electrified fences.
  - (7) 10-2096. Film production.
  - (8) 10-2098. Golf course.
  - (9) 10-2107. Seasonal business use.
  - (10) 10-2109. Swimming pool, private.
  - (11) 10-2111. Temporary classroom.
  - (12) 10-2112. Temporary structures.
- (d) *Uses permitted through use permit only.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2115 et seq. in the I-2 District.
- (1) 10-2116. Adult bookstore.
  - (2) 10-2118. Adult entertainment establishments.
  - (3) 10-2119. Amateur radio antenna to exceed the administrative permit height.
  - (4) 10-2124. Cemetery and/or mausoleum (human or pet).
  - (5) 10-2128. Composting.
  - (6) 10-2131. Landfill, solid waste disposal.
  - (7) 10-2132. Lodge, retreat and/or campground.
  - (8) 10-2134. Outdoor event, large.
  - (9) 10-2137. Recycling center, processing.
  - (10) 10-2139. Salvage, storage, and/or junk facility.
  - (11) 10-2144. Stadium (offsite) associated with a private school.
  - (12) 10-2145. Transfer station, solid waste.
- (e) *Development standards.*
- a. *Height regulations* - 40 feet

**DEPARTMENT OF PLANNING & COMMUNITY  
DEVELOPMENT**

**Staff Analysis**

- b. *Minimum front yard setback - 40 feet*
- c. *Minimum side yard setback - 8 feet*
- d. *Minimum rear yard setback - 30 feet*
- e. *Minimum lot area - Per conditions specified*
- f. *Minimum width of lot frontage or width at building line - 30 feet*
- g. *Minimum heated floor area per unit - Per conditions specified*
- h. *Minimum accessory structure requirements - Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.*

*Other regulations.* The headings below contain provisions applicable to the I-2 District.

Chapter 2 Zoning Regulations

Chapter 3 Building Code Regulations

Chapter 4 Subdivision Regulations

Chapter 5 Flood Damage Prevention

Chapter 6 Tree Protection and Landscape Ordinance

Chapter 7 Signs

Chapter 8 Uniform Roadway Addressing System

Chapter 9 Condition and Use of Commercial and Industrial Buildings

Chapter 10 Soil Erosion and Sedimentation Control

Chapter 11 Stormwater Management

Chapter 12 Stream Buffer Protection

Chapter 13 Enterprise Zones

Chapter 14 Overlay Districts

( [Ord. No. 061-016, § 3\(Exh. C\), 9-19-16](#) )



**DEPARTMENT OF PLANNING & COMMUNITY  
DEVELOPMENT**  
*Staff Analysis*

Proposed WH-I (Warehouse Industrial) permitted uses


## Proposed WH-I (Warehouse Industrial) permitted uses

---

1. Commercial greenhouses or plant nursery.
2. Education.
  - Technical school.
  - Vocational school
3. Manufacturing, wholesaling, repairing, compounding, assembly, processing, preparation, packaging of treatment articles, foods (smoking, curing and canning), components, products, clothing, machines and appliances and the like, where character of operations, emissions and by-products do not create adverse effects beyond the boundaries of the property
4. Newspaper publishing facilities
5. Office, business.
6. Office, professional
7. Paint, glass and wallpaper stores
8. Printing, publishing and reproducing establishments.
9. Research and experimental testing laboratories including medical and dental laboratories.
10. Restaurants, bars grills, taverns, cafés, drive-ins, fast food facilities and similar eating and drinking establishments.
11. Self-storage mini-warehouse facilities.
12. Food Truck Stations and terminals
13. Commercial Kitchens
14. Industrial Design Centers
15. Warehousing and storage.
16. Warehouse and Distribution Center
17. Research and Development
18. Repair services and trade shops, including sheet metal, upholstery, electrical, plumbing, carpentry, sign painting and other similar activities.
19. Storage of fuels, oils, gases and other combustible materials.
20. (Basic wood processing including sawmills, planing mills, veneering and laminating of wood.
21. Battery manufacture.
22. Cement products manufacture and production of ready-mix concrete.
23. Cooperage and bottling works.
24. Manufacturing
25. Repair services and trade shops, including sheet metal, upholstery, electrical, plumbing, carpentry, sign painting and other similar activities.
26. Storage of fuels, oils, gases and other combustible materials.
27. Tar distillation.

Proposed WH-I (Warehouse Industrial) Development Standards

**Table 1. Proposed Revisions:** Chapter 2 Article C, Sec. 10-2079; To allow uses with a Conditional Use Permit within I-1 & I-2.

Current Text	Proposed Text Revision
Delete the following Permitted Uses	Add the following Permitted Uses as Conditional Uses
Manufacturing, wholesaling, repairing, compounding, assembly, processing, preparation, packaging of treatment articles, foods (smoking, curing and canning), components, products, clothing, machines and appliances and the like, where character of operations, emissions and by-products do not create adverse effects beyond the boundaries of the property	Manufacturing, wholesaling, repairing, compounding, assembly, processing, preparation, packaging of treatment articles, foods (smoking, curing and canning), components, products, clothing, machines and appliances and the like, where character of operations, emissions and by-products do not create adverse effects beyond the boundaries of the property
Newspaper publishing facilities	Newspaper publishing facilities
Printing, publishing and reproducing establishments.	Printing, publishing and reproducing establishments.
Research and experimental testing laboratories including medical and dental	Research and experimental testing laboratories including medical and dental
Self-storage mini-warehouse facilities.	Self-storage mini-warehouse facilities.
Warehousing and storage.	Warehousing and storage.
Warehouse and Distribution Center	Warehouse and Distribution Center
Research and Development	Research and Development
Repair services and trade shops, including sheet metal, upholstery, electrical, plumbing, carpentry, sign painting and other similar activities.	Repair services and trade shops, including sheet metal, upholstery, electrical, plumbing, carpentry, sign painting and other similar activities.
Repair services and trade shops, including sheet metal, upholstery, electrical, plumbing, carpentry, sign painting and other similar activities.	Repair services and trade shops, including sheet metal, upholstery, electrical, plumbing, carpentry, sign painting and other similar activities.
Automobile and truck repair (including paint, body, brake repair, installation of tires, tune-up shops, oil change services, and emission stations).	Automobile and truck repair (including paint, body, brake repair, installation of tires, tune-up shops, oil change services, and emission stations).
Fuel and ice dealers, manufacturers and wholesalers.	Fuel and ice dealers, manufacturers and wholesalers.
Gas station minimart.	Gas station minimart.
Laundry and dry-cleaning pickup stations.	Laundry and dry-cleaning pickup stations.
Food processing plants not to include slaughterhouses.	Food processing plants not to include slaughterhouses.
Light assembly and fabrication. No activity which produces liquid effluent, odor, fumes or dust which can be detected beyond the walls of the building is permitted.	Light assembly and fabrication. No activity which produces liquid effluent, odor, fumes or dust which can be detected beyond the walls of the building is permitted.
Truck terminals.	Truck terminals.
Wholesale trade and distribution establishments and warehousing facilities, including offices.	Wholesale trade and distribution establishments and warehousing facilities, including offices.
**Basic wood processing including sawmills, planing mills, veneering and laminating of wood.	**Basic wood processing including sawmills, planing mills, veneering and laminating of wood.
**Battery manufacture.	**Battery manufacture.
**Cement products manufacture and production of ready-mix concrete.	**Cement products manufacture and production of ready-mix concrete.
**Cooperage and bottling works.	**Cooperage and bottling works.
**Manufacturing	**Manufacturing
**Repair services and trade shops, including sheet metal, upholstery, electrical, plumbing, carpentry, sign painting and other similar activities.	**Repair services and trade shops, including sheet metal, upholstery, electrical, plumbing, carpentry, sign painting and other similar activities.
**Storage of fuels, oils, gases and other combustible materials.	**Storage of fuels, oils, gases and other combustible materials.
**Tar distillation.	**Tar distillation.
**Dry cleaning plants.	**Dry cleaning plants.
**When located near streams, rivers, schools, and residential districts	
 I-1 (Light Industrial District)	 I-2 (Heavy Industrial District)





# DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

## Staff Analysis

### WH District Standards.

*Minimum Lot Area:* None

*Minimum Lot Width:* None.

*Maximum Lot Depth:* None.

*Minimum Lot Frontage:* 100 feet on a public street with direct access from a public street.

*Maximum Height Regulation:* 75' maximum

*Sewer and Water:* Requires connection to public water and sewer.

*Minimum Front Yard Setback:* 40 feet when adjacent to arterial road, 45 feet when adjacent to a collector road, and 40 feet when adjacent to a local road.

*Minimum Side Yard Setback:* 20 feet.

*Minimum Rear Yard Setback:* 20 feet.

*Maximum Lot Coverage:* All primary and accessory structures and impervious surface cannot exceed 70% of the lot area.

*Maximum Structure Height:* 75 feet for the primary structure, 35 feet for accessory structures, all telecommunication facilities shall conform to the requirements of Article 6.

---



# DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

## Staff Analysis

Site Development Requirements  
Sec. XX-XX. - Design requirements

**The following design requirements are to be incorporated into the project:**

1. Parking reduction in density requirements;
2. Shared parking with contiguous businesses;
3. Pervious/permeable material for parking areas and roadways under 25 mph;
4. Use of bio-retention islands and other storm water practices with parking lot landscaped and setback areas;
5. Use of pervious/permeable materials for walking paths;
6. Use of pervious materials for driveways;
7. Use of green roofs;
8. Use of rain gardens, rain barrels and other residential rain collection practices;
9. Discharge of roof drainage into pervious areas;
10. Preservation of natural vegetation and shade within the lot.
11. Downcast lighting
12. Refuse screening
13. Natural vegetative transitional buffer
14. Combination of masonry materials: brick, stone
15. Landscaping/screening must include noninvasive plant species

### Transparency Requirements:

<i>Ground story, nonresidential</i>	<i>50% min</i>
<i>Upper story</i>	<i>20% min</i>
<i>Blank wall length</i>	<i>30' max</i>
<i>Entrance facing primary street</i>	<i>Required</i>

### Sec. XX-XXX. - Procedures.

A predesign/concept plan meeting with the city technical reviewers is required to review preliminary designs regarding items in section XX-XXX. Items to be considered by the city for the use of such designs shall include cross-deck layouts, screening, buffering, landscaping plan, lighting plan, traffic study is required and any other features that may have direct impact on safety; local, state and federal regulations; and adjacent properties. Designs for green infrastructure/low impact development must be approved by the city technical reviewer(s) during the predesign stages of a new development and redevelopment. It is the responsibility of the owner to have such approvals before applying for permits from the city.

## DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

### Staff Analysis

*Other regulations.* The headings below contain provisions applicable to the WH-I District.

Chapter 2 Zoning Regulations

Chapter 3 Building Code Regulations

Chapter 4 Subdivision Regulations

Chapter 5 Flood Damage Prevention

Chapter 6 Tree Protection and Landscape Ordinance

Chapter 7 Signs

Chapter 8 Uniform Roadway Addressing System

Chapter 9 Condition and Use of Commercial and Industrial Buildings

Chapter 10 Soil Erosion and Sedimentation Control

Chapter 11 Stormwater Management

Chapter 12 Stream Buffer Protection

Chapter 13 Enterprise Zones

Chapter 14 Overlay Districts

### **Approval Criteria:**

In order for a project to be approved under the Conditional Use Permit regulations, it must go through a public hearing and thorough staff review. This review will be analyzed by City service departments: Transportation, Stormwater, Zoning, Traffic, Building, etc. Each department will review against City ordinance and Code(s) to ensure quality development and minimal impact on City resources. Approval process will ensure that development does not cause excessive burdens due to

- Traffic
- Air quality
- Light pollution
- Noise pollution
- Environmental injustice
- Social injustice

## DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

### Staff Analysis

#### **Community Benefit Agreement:**

Any proposed warehouse project must adhere to imposed community benefit agreements. A community benefits policy is any policy adopted by a local government that requires community benefits on projects undertaken by the government or by a private developer. This agreement may be conditions imposed by Planning/Zoning staff which may include but are not limited to:

- Recommendation to pay into a fund for maintaining roads/streets
- Recommendation to donate a certain amount of money to nearest neighborhood association/school(s) that may be impacted by proposed development
- Extensive green building measures and community consultation on environmental issues;
- Recommendation that employees be city residents to institute a “live where you work” dynamic
- Targeted outreach to, and pre-bid meetings with and workshops for, local, minority and disadvantaged businesses related to business opportunities associated with the new development
- Funds for soundproofing affected schools and residences;
- Space within the development for a community services facility, such as a community center, youth center, or job training center, according to needs determined through a community proces

