

Sec. XX-XXXX. – WH-I Warehouse Industrial District

*WH-I District scope and intent.* Regulations set forth in this section are the WH-I regulations. The intent of this section, in establishing the WH-I 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 WH-I District is comprised primarily of those existing warehouse and similar developments 175,000 sq ft or more with 3 or more loading docks and more than 100' of road frontage.

Anticipated Policy Outcomes:

- *Air quality improvement.* Because volatile organic compounds (VOC), NO<sub>x</sub>, carbon monoxide (CO), and particulates are substantial contributors to smog and greenhouse gas emissions, the stringency of the federal air emissions standards for freight equipment should be increased to reduce the air emissions associated with freight movement; this should occur gradually over a period corresponding to the expected lifetime of equipment to diminish any economic distortions.
- *Environmental benefits from new technologies:* New and emerging freight delivery technologies should be carbon-neutral and zero emission; federal funds should be offered to match private research and development to bring these cleaner technologies to market more quickly. One example is increased deployment of shore-supplied power at ports to reduce emissions from idling ships in harbors (Long Beach, California, cited as example).
- *Expanded use of green infrastructure:* Public and private investments in "green infrastructure" techniques appropriate to freight facilities and transport corridors should be enhanced and their inclusion required in all new or expanded facilities, corridors and alignments.
- *Reduced drayage to reduce noise and air emissions:* Federal and state funds should be available for research into better ways of eliminating or substantially reducing the drayage requirements at ports while simultaneously ensuring that all vehicles used for drayage, whether over-the-road or not, meet the same noise and air quality standards as over-the-road trucks.
- *Limit corridors in which hazardous materials may be transported, stored, or housed:* The corridors, waterways and facilities that comprise the National Freight Network, National Rail Network and Marine Highways are especially susceptible to hazardous materials spills. As such, only a subset of these networks should be designated for the transport of hazardous materials and those must have physical controls and response practices in place to prevent contamination of surface and ground waters by accidental spills or other discharges.

*Use regulations.* Within the WH-I 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 warehouse 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. Commercial greenhouses or plant nursery.
2. Education.
  - a. Technical school.
  - b. 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

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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.

(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) *Development standards.*

- a. *Height regulations* – 75 feet
- b. *Minimum front yard setback* - 40 feet
- c. *Minimum side yard setback* - 20 feet
- d. *Minimum rear yard setback* - 20 feet
- e. *Minimum lot area* - None
- f. *Minimum width of lot frontage or width at building line* - 100 feet
- g. *Minimum sq ft* – 175,000
- h. *Maximum lot coverage of impervious surface* – 70%

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(d) *Architectural Design standards.*

XX-XX: Architectural Design Standards for Commercial and Industrial Buildings.

- A. On all roadways where buildings or parts thereof are visible, all exposed exterior wall sidings shall be composed of the following maximum and minimum percentages of materials in each classification. The percentages apply to the siding on each exposed exterior wall of each building visible from the street on which such building is located:

	Maximum (percent)	Minimum (percent)
Type A material	100	40
Type B material	60	0
Type C material	25	0
Type D material	10	0

1. Type A material. To consist of face brick, granite, stone, marble, terrazzo, architecturally treated reinforced concrete slabs, either fluted or with exposed aggregate, insulated window wall panels or stainless steel, porcelain-treated steel, anodized or other permanently finished aluminum.
2. Type B material. To consist of metal panels with a baked-on enamel or acrylic finish (which must be expected to retain its appearance without substantial maintenance for a period of ten years), concrete block with either sculptured treatment or stack bond with sculptured treatment, or split-faced decorative block. All materials shall be earth-tone in color.
3. Type C material. To consist of plain reinforced concrete slabs, concrete block with either sculptured treatment or stacked bond and raked joints.
4. Type D material. To consist of corrugated steel and aluminum without finish prescribed in subsection (2) of this subsection, plain concrete block, redwood or other decorative wood. All materials shall be earth-tone in color.

\*\*Materials not listed may be presented to the Planning and Community Development Director or his/her designated agent/representative for classification.

\*\*Buildings having walls over twenty (20) feet high may be given special material percentages by the Planning and Community Development Director or his/her designated representative.

(e) *Environmental Justice Clause. Any projects that will be proposed must participate in the following:*

EPA's Final Guidance for Consideration of Environmental Justice in Clean Air Act 309 Reviews (1999), identifies "potential mitigation measures for addressing disproportionately high and adverse effects" in NEPA documents. These include:

1. Reducing pollutant loadings through changes in processes or technologies.
2. Reducing or eliminating other sources of pollutants or impacts to reduce cumulative effects.

3. Planning for and addressing indirect impacts prior to project initiation (e.g., planning for alternative public transportation alternatives if the project may result in increased population growth).
4. Providing assistance to nearest affected community to ensure that it receives at least its fair (i.e., proportional) share of the anticipated benefits of the proposed action (e.g., through job training, community infrastructure improvements, etc.).
5. Establishing a community oversight committee to monitor progress and identify potential community concerns.
6. Changing the timing of impact-causing actions (e.g., noise, pollutant loadings) to reduce effects on affected communities.
7. Partner with local medical teams(s) to conduct regular medical monitoring on affected communities and providing treatment or other responses if necessary.

*(f) Stipulations & Restrictions:*

1. Company, property, and land may not be listed on EPA's ECHO list of noncompliance or Georgia Environmental Protection Division Hazardous Site Inventory within the last 5 years.
  - a. If site is listed, applicant must provide Environmental Site Assessment (phase 1) and required mitigation measures.
2. Must submit impact analysis on:
  - a. Traffic
  - b. Environment/Water
  - c. Noise
  - d. Air

*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

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Chapter 13 Enterprise Zones

Chapter 14 Overlay Districts

( [Ord. No. XXX, XXX](#) )