

Sec. 10-2081 – WH-I Warehouse Industrial District

WH-I District scope and intent. The intent of this chapter is to provide regulations and standards for the WH-I district. Such intent is to establish permitted uses relating to warehouse, manufacturing, storage facilities, and other industrial uses. Such uses shall be permitted in a way that does not infringe on the health, safety, and welfare of the residents that live within city limits. Developments shall be compatible with adjacent districts in terms of operation, scale, and design.

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.

1. Commercial greenhouses or plant nursery.
 - a. In the residence districts, nurseries and greenhouses shall be subject to the following:
 - i. Only plant materials grown on the premises shall be sold on the premises.
 - ii. The retail sales area shall not exceed twenty (20) percent of the gross floor area of the use, including inside loading areas, mechanical and work areas and inside growing areas.
 - iii. The use shall be screened from residential uses.
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.
 - a. Shall not be located with 5280 feet of a school, lake, stream, water body, or residential property.
4. Newspaper publishing facilities
5. Wholesale trade and distribution establishments and warehousing facilities, including offices.
6. Office, business.
7. Office, professional
8. Paint, glass and wallpaper stores
9. Printing, publishing and reproducing establishments.
10. Research and experimental testing laboratories including medical and dental laboratories.
11. Restaurants, bars grills, taverns, cafés, drive-ins, fast food facilities and similar eating and drinking establishments.
12. Self-storage mini-warehouse facilities.
13. Food Truck Stations
14. 10-xxxx. 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.

- 15. Warehousing and storage
- 16. Warehouse and Distribution Center
 - a. Shall not be located with 5280 feet of a school, lake, stream, water body, or residential property.
- 17. Research and Development
- 18. Repair services and trade shops, including sheet metal, upholstery, electrical, plumbing, carpentry, sign painting and other similar activities.
- 19. Tractor and trailer storage
- 20. Data Centers
- 21. Gyms and Fitness Centers
- 22. Similar and storage and distribution uses
- 23. Any accessory buildings and uses customarily incidental to the above permitted uses

(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) 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.

(d) Site Development Requirements

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

(e) 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>

(f) Environmental Justice Clause. Any projects that will be proposed must participate in the following potential mitigation measures for addressing disproportionately high and adverse effects from industrial and warehouse uses. 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 five (5) years. If a site is listed, the applicant must provide Environmental Site Assessment (phase 1) mitigation measures. These include:

1. In the event that an industrial or warehousing company is locating within the City of East Point, Staff will work with the jurisdiction where the company was previously located in order to determine whether the potential industrial or warehouse property user has been in compliance or in violation of the previous jurisdiction’s environmental laws and standards within the past five (5) years.
2. Reducing pollutant loadings through changes in processes or technologies.
3. Reducing or eliminating other sources of pollutants or impacts to reduce cumulative effects.
4. 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).

5. 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.).
6. Establishing a community oversight committee to monitor progress and identify potential community concerns.
7. Changing the timing of impact-causing actions (e.g., noise, pollutant loadings) to reduce effects on affected communities.
8. Partner with local medical teams(s) to conduct regular medical monitoring on affected communities and providing treatment or other responses if necessary.

(g) Approval Criteria

In order for a project to be approved under the 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

(h) 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 process.

(i) **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 WH-I 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.

(j) **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 WH-I 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.
- (8) 10-xxxx. Laundry and dry-cleaning pickup stations.
- (9) 10-xxxx. 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.
- (10) 10.xxxx. Nightclub
- (11) 10.xxxx. Truck terminals.

Development 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: 30 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.

(k) Other regulations. The headings below contain provisions applicable to the WH-1 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 District

