

(IH) Heavy Industrial Zoning Classification

	I-H
Accessory farm dwelling units	-
Administration offices, mobile and conventional	X
Adult day care center	-
Adult entertainment establishment	-
Agricultural produce stands	-
Agriculture - general	X
Agriculture - special	
Air curtain destructors, permanent	X
Air curtain destructors, temporary	X
Airports (FAA Class A, B, C, D, and E)	-
Ambulance service or rescue squad	-
Amusement or recreational activities carried on wholly within a building	-
Animal hospital, veterinary clinic, or animal boarding place	-
Automobile parking lot or parking garage (may include gasoline pumps except within the B-N-1 district.)	X
Automobile service station, including automobile washeteria	X
Automobile storage yard	X
Automobile, boat repair and engine repair, upholstery and paint shops	X
Automobile, truck, and boat trailer sales or rental	-
Banks and offices	-
Barber schools and colleges	-
Boat launching facilities	X
Bus station	X
Cabinet shop	X
Camping sites	-
Caretaker quarters	X
Carnival, rodeo, horse show, race tracks, fair, shooting or athletic event, community or other event of public interest.	X
Carpet display and sales	-
Cemeteries	-
Child care center	-
Churches and other places of worship	-
Churches and other places of worship	-
Clothing store and dry goods	-
Club or lodge	-
Cocktail lounges, nightclubs, taverns and package stores	-
Coin machines other than laundry machines	-
Cold storage and freezer plant	X
Colleges and universities	-
Commercial fishing operation	X
Commercial schools	-
Commercial seafood processing and packaging	X
Commercial water craft or sightseeing water craft	-

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Commercial wireless telecommunications facility (monopole) (See the County Code, Standards For Commercial Wireless Telecommunications Antennas And Towers)	X
Concealed Incidental Outdoor Storage Areas	X
Convent or monastery	-
Cultural facilities	-
Customary home occupation	-
Department store	-
Drive-in restaurants; provided such use may serve alcoholic beverages in conjunction with a meal	X
Drive-in theater	-
Drop-off station for recyclable aluminum, glass, paper, and plastics.	X
Dry-cleaning plant	X
Electrical repair and similar repair	-
Eleemosynary or philanthropic institution	-
Experimental laboratories	X
Express office	X
Farm implement and heavy construction equipment — sales, service, storage, and similar activities	-
Feed and grain sales and storage	X
Feed and seed retail sales	-
Fishing camp	-
Food and drug stores	-
Fortune telling	-
Freezer locker service, ice storage	X
Freight container storage and repair facility	X
Funeral parlor	-
Garage apartment	-
Golf or baseball driving range	-
Greenhouse and plant nursery	X
Group development projects	-
Heavy manufacturing	X
Heliport/helistop	X
Home furnishings and hardware	-
Homes for aged and for children	-
Hospitals and medical centers	-
Hotel or apartment hotel	X
Incidental or accessory uses and buildings	X
Indoor recycling collection center	X
Interior decorating	-
Lawnmower, garden equipment sales and service	-
Light manufacturing	X
Light manufacturing: a. Appliance and electronic device assembly plant including the manufacturing of parts for appliances and electronic devices.	-

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Light manufacturing: b. Manufacturing of food, cosmetics, and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast, and rendering plants.	-
Light manufacturing: c. Machine shop and related activities.	-
Light manufacturing: d. Construction of signs, including painted signs.	-
Light manufacturing: e. Cooperage.	-
Light manufacturing: f. Bottling plant.	-
Light manufacturing: g. Light sheet metal products such as ventilating ducts and eaves.	
Light manufacturing: h. Ice manufacturing.	
Light manufacturing: i. Laundry, cleaning, and dyeing plants.	
Light manufacturing: j. Musical instruments, toys, novelties, and similar products.	-
Light manufacturing: k. Ceramic products provided that kilns shall be fired by gas, oil, or electricity only.	-
Light manufacturing: l. Products from previously prepared materials.	-
Light manufacturing: m. Tinsmith and roofing service.	-
Light manufacturing: n. Other manufacturing of a similar nature which shall not emit or produce more smoke, noise, odor, dust, vibration, or fumes than the manufacturing or class of manufacturing listed.	-
Locksmith, gunsmith, and similar activities	-
Manufacturing	-
Marina	X-E
Marine engine and boat repair shops, minor	-
Marine supply and service facility	X-E
Marshland agriculture	X
Medical, dental, optical, or environmental laboratories	-
Metal salvage yard	X
Miniature golf course	-
Motel	-
Multi-family dwellings	-
Neighborhood dry-cleaning plants	-
Neighborhood recreation center, golf courses including the club houses established in connection therewith	X
Newspaper and magazine distributor	-
Newspaper publishing	X
Nonresidential mobile structures as temporary use	-
Nursery schools, kindergartens	-
One-family dwelling: a. Detached	-
One-family dwelling: b. Attached, semi-detached	-
Other use	X
Outdoor shooting range	-
Personal service shops	-

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Pest control	-
Pest control office	-
Pet boarding facility, with outdoor runs	-
Pet cemetery	-
Pharmacy	-
Photography studio	-
Planning or saw mill	X
Portable concrete mixing plant	-
Prefabricated structures sales lot	-
Printing or letter shop	-
Private or residential community boat dock or pier	-
Private schools	-
Private sewage treatment facility	X
Processing, sale, and display of monuments and stones	X
Public uses	X
Public utility facilities, such as distribution lines, and transmission lines, and railroad tracks	X
Radio or television studio	-
Radio, telephone, and television transmission tower, 100 feet or less in height.	X
Radio, television, telephone relay and transmission tower over 100 feet in height.	X
Railroad classification and repair yard	X
Railroad passenger and freight stations	X
Recreational vehicles	-
Recycling collection and processing center.	X
Rehabilitation and correction institution	-
Reserved	-
Reserved	-
Reserved	-
Reserved	
Reserved.	X
Reserved.	
Residential manufactured home sales room or sales lot	-
Resort hotel	-
Restaurants which do not serve alcoholic beverages by the drink	X
Restaurants which serve alcoholic beverages, malt beer, or wine by the drink.	X
Retail automobile parts and tire stores	-
Retail sale of building, heating, plumbing, electrical, and related supplies and materials	X
Rooming and boarding house, fraternity or sorority house	-
Sale and display of monuments and stones	X
Sale of beer and wine by package when incidental to other principal retail uses	-
Sale of fishing and boating supplies (excluding outdoor boat yards)	-
Sale of gasoline or diesel fuel as a principal or secondary use	X
Salvage yard	X
Self-storage mini-warehouse	X

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Shrubbery sales	X
Sign shop	-
Signs, announcement	X
Signs, incidental	X
Signs, portable	X
Signs, principal use	X
Signs, separate use	X
Specialty shops	-
Storage yards (Accessory Use)	X
Storage yards (Accessory Use)	X
Storage yards (Principal Use)	X
Taxi stand	X
Teaching of dancing and studios for music, voice, and instruments	-
Telegraph or messenger service	X
Telephone exchange, gas and electrical regulator stations	X
Telephone service center	X
The use of public facilities or public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fairs, or other events of public interest.	X
Tire recapping	X
Tourist homes	-
Trade schools for heavy equipment operators; subject to the approval of the site by the Chatham County Commissioners	X
Trampoline center or similar activity	-
Truck stop	-
Truck terminal	X
Two-family dwellings	-
Utility and recreational trailer rentals	-
Utility and recreational trailer rentals	X
Waterfront facilities for the launching and care of marshland agriculture equipment.	X-E
Wholesale building, heating, plumbing, and electrical contractor, and related activities including contractors	X
Wholesaling and warehousing	X
Wildlife refuge	-
Yacht club	-

<p>Note: Table does not list special conditions which may apply to various uses. See the ordinance.</p>

Sec. 4-6.67 Planned Unit Development (PUD-M).

a. Definition.

A planned multi-family zoning district of three acres or more, consisting of townhouses, apartments, condominiums, single-family detached, single-family semi-detached, duplexes, and senior citizen congregate housing.

b. Permitted Uses.

1. *Multi-family dwellings, including town homes, apartments, or condominiums.*
2. *Single-family detached dwellings (under R-1 standards). For single family detached lots less than 6,000 square feet in size, the maximum lot area coverage maybe increased by the percentage difference between 6,000 square feet and the smaller lot.*
3. *Single-family detached and semi-detached dwellings (under P-R-1-S standards, excluding the minimum two acre district requirement). For single family detached lots less than 6,000 square feet in size, the maximum lot area coverage may be increased by the percentage difference between 6,000 square feet and the smaller lot.*
4. *Two-family dwellings (duplex).*
5. *Senior citizen congregate housing.*

c. Conversion Plan for Senior Citizens Congregate Housing.

Where the proposed number of senior citizens congregate, units exceeds the number of conventional dwelling units, which are permitted under the base zoning density for the site, a conversion plan shall be submitted to and approved by the MPC as an integral part of the initial master plan. Such plan shall show how the approved number of congregate units will be converted into dwelling units if the congregate use is terminated. A detailed floor plan for each typical converted dwelling structure and unit, any deed restrictions and protective covenants shall be made a part of the conversion plan.

Existing and proposed senior citizen congregate housing for which a conversion plan was approved prior to the date of this amendment, January 8, 1999, shall be governed by that approved conversion plan.

d. General Design Standards.

Within PUD-M districts, the following general design standards shall apply to all development except as noted herein:

1. *Density: The net dwelling unit density for the development shall be established at the time the property is rezoned. The Metropolitan Planning Commission shall recommend a proposed density for the development. The density established by Chatham County Commissioners shall not be more than 25 units per net acre. Once a density has been established, the following regulations shall apply:*
 - (a) *Senior Citizen Congregate Housing: Provided when a lot does not have direct access to an arterial street, the MPC may approve an increase in the number of Senior Citizen Congregate Housing units of up to 100 percent of the base density. When a lot has direct access to an arterial street, MPC may establish a maximum density above 100 percent to allow a Senior Citizen Congregate Housing facility. Such increase in density shall be approved only upon a finding that the proposed scope, traffic generation, layout and design of the development would not adversely impact properties within the general area nor would it adversely impact the integrity or goals and objectives of the adopted PUD Master Plan.*
 - (b) *Where a development consists of uses as permitted within the P-R-1-S zoning district, the density standards for such developments shall be as set forth in Sec. 4-7, provide the base density of the PUD-M district shall not be exceeded. Provided, however, development under the P-R-1-S district standards shall not be permitted until the PUD-M master plan incorporating such development has been submitted to and approved by the Metropolitan Planning Commission.*

Where a development plan for a PUD-M district is approved for any of the above types of dwellings along with town homes, apartments, condominiums, or other multi-family development, the density for the PUD-M district established at the time the property was rezoned shall apply only to the area designated for multi-family development as shown on the approved specific development plan for such PUD-M district.

- (c) *In establishing a density standard for PUD-M development, the Metropolitan Planning Commission shall consider the following conditions among others:*
 - (1) *The traffic that shall be generated if the development is compared to another zoning classification.*
 - (2) *Capacity of the water and sewer system to accommodate the development.*
- (d) *The approved density shall be stated on the official zoning map.*