
Section 4.03 GI General Industrial District

Intent - The GI *Districts* are established to provide for development of manufacturing and processing facilities or facilities which may require substantial amounts of *outdoor storage* or *outdoor operations*. *Permitted uses* in this *district* tend to generate heavy traffic and require extensive community facilities. *Permitted uses* in this *district* may require extensive amounts of *outdoor storage* or *outdoor operations*. The *permitted uses* provided for in this *district* should be separated from residential *districts* or village *districts* by less intense industrial *districts*.

A. Permitted Uses.

1. *Primary Uses.*
 - a. Automotive Sales & Service: Including but not limited to, *Quick Oil Change Facility; Automotive Repair – Minor; Automotive Repair – Major.*
[Amended Ordinance #08-13]*
 - b. Agricultural Uses: Including but not limited to, Grainaries, Grain Processing, Milling.
 - c. Communications / Utilities: Including but not limited to, Communication Relay Tower; Electricity Relay Station; Non-municipal Utility Substation; Public Wells; Non-municipal Pumping Station; Storage Tanks – Non-hazardous; Non-municipal Sewage Treatment Plant; Telephone Exchange; Water Tower; Non-municipal Water Treatment Plant. [Amended Ordinance #05-01]
 - d. Educational Use: Including but not limited to, School – Commercial, Trade, Industrial or Business.
 - e. Government Use: Including but not limited to, Fire Station; Municipal / State Road Maintenance Facility; Police Station; Post Office (with or without outdoor parking of delivery vehicles).
 - f. Industrial Uses: Including but not limited to,
 - (1) **General Industrial Uses**: Abrasive, Asbestos, Metallic, and Nonmetallic Mineral Products; Bottled Gas Storage and Distribution; Bottling of Beverages; Bottling of Food; Bottling of Milk Products; Brewing Distillation of Liquor and Spirits; Bulk Storage; Coffee Roasting; Coke Ovens; Construction Companies (including storage of materials and equipment with accessory office, but no retail sales activities); Contractors (including storage of materials and equipment with accessory office, but no retail sales activities); Data Processing or Analysis; Dental Laboratory; Distribution Center; Electroplating Operations; Engineering

- (2) Laboratories; Flex-space; Food Products - Secondary Processing and Packaging of Food Products Initially Processed Off the Premises; Heliports – Landing Pads and Stations for Helicopters (Helistop) including facilities for maintenance of helicopters and accessory uses; Home Remodeling Companies (including storage of materials and equipment with accessory office, but no retail sales activities); Liquid Fertilizer Storage and Distribution (Commercial); Mail Order Distribution; Machine Shop; Metal Shops (including stamping and fabricating using press, brakes or rolls); Natural Gas (storage, transmission and distribution); Petroleum Tank Farm (Commercial); Refrigeration and Service Industry Machinery; Research Laboratories; Rolling and Extruding of Metal; Sand Blasting; Self-storage (Mini-) Warehouse; Tire Recapping; Tool and Die Shop; Truck Terminal; Warehouse; Welding Shop; Wholesale Business.
- (3) **Assembly or Repair of previously manufactured parts, sub-assemblies or components:** Appliances (light, major, portable, household, electric or gas); Audio or Video Tape Products or Equipment; Boiler Tank; Cabinets; Cans; Clocks and Watches; Cloth products (e.g. apparel) from finished cloth; Communication equipment and assembly; Compact Disks (recording); Construction Equipment and Machinery; Containers; Cosmetics; Dairy Products; Detergents, Soaps and Lotions; Electric Hand Tools; Electric Neon Signs; Electric Materials; Electric Motors; Electrical components and sub-assemblies; Elevators; Furniture; Glass and Glass products; Jewelry (including engraving); Leather Products from Finished Leather; Light Component Parts of Products; Machinery and Machinery Components; Malt Products; Marine Equipment; Mattresses; Medicine; Milk Products; Musical Instruments; Non-alcoholic Beverages; Office Equipment; Office machinery, electrical and mechanical; Optical Goods; Paper box and paper products from finished paper; Pharmaceutical Products; Phonograph Records; Photographic Equipment; Prefabricated Wood Building and Structural Members; Recording Instruments; Sports Equipment; Textiles; Tools and Implements (electrical or non-electrical); Toys.
- (4) **Manufacture of:** Alcoholic beverages; Appliances (light, major electric or gas, portable, household); Audio or Video Tape Products or Equipment; Bicycles and Parts; Biological; Boats and Personal Watercraft; Boiler Tank; Bolts, Nuts, Rivets, and Washers; Bottled Gas Equipment; Cabinets; Cans; Carpets and Rugs; Cement, Lime or Gypsum; Ceramic and Clay Products; Cinder Block and other similar building materials; Clocks and

Watches; Cloth products (e.g. apparel) from finished cloth; Coating (excluding tar products); Colors; Communication equipment and assembly; Compact Discs; Computers and Computer Equipment; Concrete Blocks and Shapes Production; Concrete Paving Materials Preparation; Construction Equipment and Machinery; Containers; Cosmetics; Cutlery; Dairy Products; Detergents, Soaps and Lotions; Dyes; Electric Hand Tools; Electric Lighting and Wiring; Electric Neon Signs; Electric Materials; Electric Motors; Electrical components and sub-assemblies; Elevators; Engines or Turbines; Fabricated Structural Metal Products; Farm Equipment and Machinery; Furniture; Glass and Glass products; Ice or Dry Ice; Jewelry (including engraving); Lacquers; Leather Products from Finished Leather; Light Component Parts of Products; Liquors (including blending of); Lubricants (including blending of); Machinery and Machinery Components; Machine Shop; Malt Products; Marine Equipment; Mattresses; Meat and Meat Products (including packing and processing); Medicine; Milk Products; Motor Vehicles; Motorcycles and Parts; Musical Instruments; Non-alcoholic Beverages; Office Equipment, including assembly; Office machinery, electrical and mechanical; Oils (including blending of); Optical Goods; Paper box and paper products from finished paper; Pharmaceutical Products; Phonograph Records; Photographic Equipment; Prefabricated Wood Building and Structural Members; Railroad Equipment (including repair and service); Recording Instruments; Search, Detection, Navigation, Guidance Aeronautical Systems, Instruments, and Equipment; Signs, Electric, Neon, or Other Types; Sports Equipment; Starch; Surgical, Medical, and Dental Instruments and Supplies; Tobacco Products; Tools and Implements (electrical or non-electrical); Toys, Dolls, or Games.

- g. Miscellaneous: Including but not limited to, *Artificial Lake*.
- h. Office / Professional Services: Including but not limited to, Construction Companies (any type, office only); Contractors (any type, office only); Corporate Headquarters (office only); Home Remodeling Companies (any type, office only); Manufacturers Representative.
- i. Public Facilities: Including but not limited to, *Neighborhood Recycling Collection Point*; *Recycling Facility*; Transfer Station.

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2. *Special Exception Uses.*
 - a. Automotive Sales & Service: Including but not limited to, Gasoline Service Station with minor repair (not exceeding two (2) accessory indoor service bays); Gasoline Service Station without repair. [Amended Ordinance #07-04, Amended Ordinance #08-13]*
 - b. Government Use: Including but not limited to, Fire Station; Municipal / State road Maintenance Facility; Penal or Correctional Institution, Police Station; Post Office (with or without outdoor parking of delivery vehicles). [Amended Ordinance #04-13]
 - c. Industrial Uses: Including but not limited to,
 - (1) **General Industrial Uses**: Blast Furnace or Open Hearth; Concrete Mixing; Foundries; Iron and Steel Production; Junk Yard; Lumber Mill; Millwork; Mineral Extraction, Borrow Pit, Topsoil Removal and Storage; Oil Processing, Refining and Manufacture; Planing Mill; Power Plants (including electric, steam and thermal); Saw Mill; Slaughterhouse; Storage of Heavy Equipment (as a primary use); Vehicle Storage; Veneer (veneer mill); Wrecker Service.
 - (2) **Manufacture of**: Asphalt Products; Asphaltic Paving Materials Preparation; Batch Plant (asphalt or concrete production); Batteries; Chemicals; Creosote; Explosives; Fertilizer; Fireworks; Gases; Glue; Matches; Paints; Paper; Plastics (including blending); Resins (including blending); Rubber Products; Structural Steel Fabrication; Tar, Tar Paper, Tar Products; Textiles and Textile Mill Products; Tire and Inner Tubes; Varnishes.
 - d. Public Facilities: Including but not limited to, Construction and Demolition Fill; Electric Transmission and Distribution; Garbage Disposal; Refuse Dump; Resource Recovery Facility; Sanitary Fill (public or private).
3. *Accessory Uses* – See Section 4.04, A. – Accessory Uses, Buildings and Structures.
4. *Temporary Uses* – See Section 4.04, B., Temporary Uses, Buildings and Structures.

B. Development Standards.

1. Minimum *Lot Width* and *Frontage* - each *lot* or *industrial park* shall have a minimum *lot width* and *frontage* on a *public street* of 150 feet.
2. Minimum *Yards* and Minimum *Building Setbacks*
 - a. Front - a minimum *front yard* and minimum *building setback* measured from the greater of the *proposed right-of-way* or *existing right-of-way* shall be provided as follows:

<i>Freeway – I-540 / US 1:</i>	100'
<i>Freeway – NC 55 Bypass:</i>	50'
<i>Major Thoroughfare:</i>	50'
<i>Minor Thoroughfare:</i>	50'
<i>Collector Street:</i>	30'
<i>Local Street / Cul-de-Sac Street:</i>	30'

Provided, however, any 50' minimum *front yard* and minimum *building setback* listed above for a *major thoroughfare*, *minor thoroughfare* may be reduced to 30', and any 30' minimum *front yard* and minimum *building setback* listed above for a *collector street*, *local street* or *cul-de-sac street* may be reduced to 20' by either:

- (1) increasing the *plant unit value* of required perimeter yard landscaping to, at a minimum, two (2) times greater than the minimum required *plant unit value* for the applicable *front yard*;
or,
 - (2) designing the site so that no *parking areas* or *interior access drives* are located between the *front lot line* and the front line of any portion of the *building* served (*loading areas* are also prohibited by Section 4.05 – Architectural and Site Design Requirements and Section 7.05 – Off-Street Loading Regulations).
- b. Minimum *Side Yard* and *Setback* - shall be provided from the *lot line* as follows:
 - (1) Minimum *Side Yard* - 20 feet
 - (2) Minimum *Side Bufferyard* - 150 feet

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- c. Minimum *Rear Yard* and *Setback* - shall be provided from the *lot line* as follows:
 - (1) Minimum *Rear Yard* - 20 feet
 - (2) Minimum *Rear Bufferyard* - 150 feet

3. Use of *Minimum Yards* and *Bufferyards*

Use of *Minimum Yards* and *Bufferyards* - all *minimum yards* and *bufferyards* shall be landscaped in compliance with the requirements for perimeter *yard* landscaping as set forth in Section 7.01 – Landscape Regulations of this UDO and shall remain free from structures except where expressly permitted below:

- a. Minimum *Front Yards* - may include *driveways*, *parking areas* or *interior access drives* (provided that no portion of any *parking area*, *interior access driveway* or *interior access drive* may be located closer to the *right-of-way* than fifteen (15) feet), *signs* as regulated by Section 7.03 – Sign Regulations of this UDO, and shall otherwise be maintained as *open space* free from *buildings* or *structures*;
- b. Minimum *Front Bufferyards* - may include: *driveways*; or, *signs* as regulated by Section 7.03 – Sign Regulations of this UDO, and shall otherwise be maintained as *open space* free from *buildings* or *structures*;
- c. Minimum *Side* and *Rear Yards* - minimum *side* and *rear yards* may include *interior access driveways* connecting to adjoining *lots* provided that the remainder of said yards shall be maintained as *open space* free from *buildings* or *structures*;
- d. Minimum *Side* and *Rear Bufferyards* - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained as *open space* free from *buildings* or *structures*.
- e. *Minimum Yards* for *Lots* Within the Same *Industrial Park* - along all *lot lines* in common with other *lots* located within the same *industrial park*:
 - (1) *Side Yards* – That portion of a minimum *side yard*:
 - (a) located between the *front lot line* and minimum front *building setback* line may include: *driveways*; or, *interior access driveways* connecting to adjoining *lots*; or,
 - (b) located behind the minimum front *building setback* line may include: *parking areas*; *loading areas*; *interior*

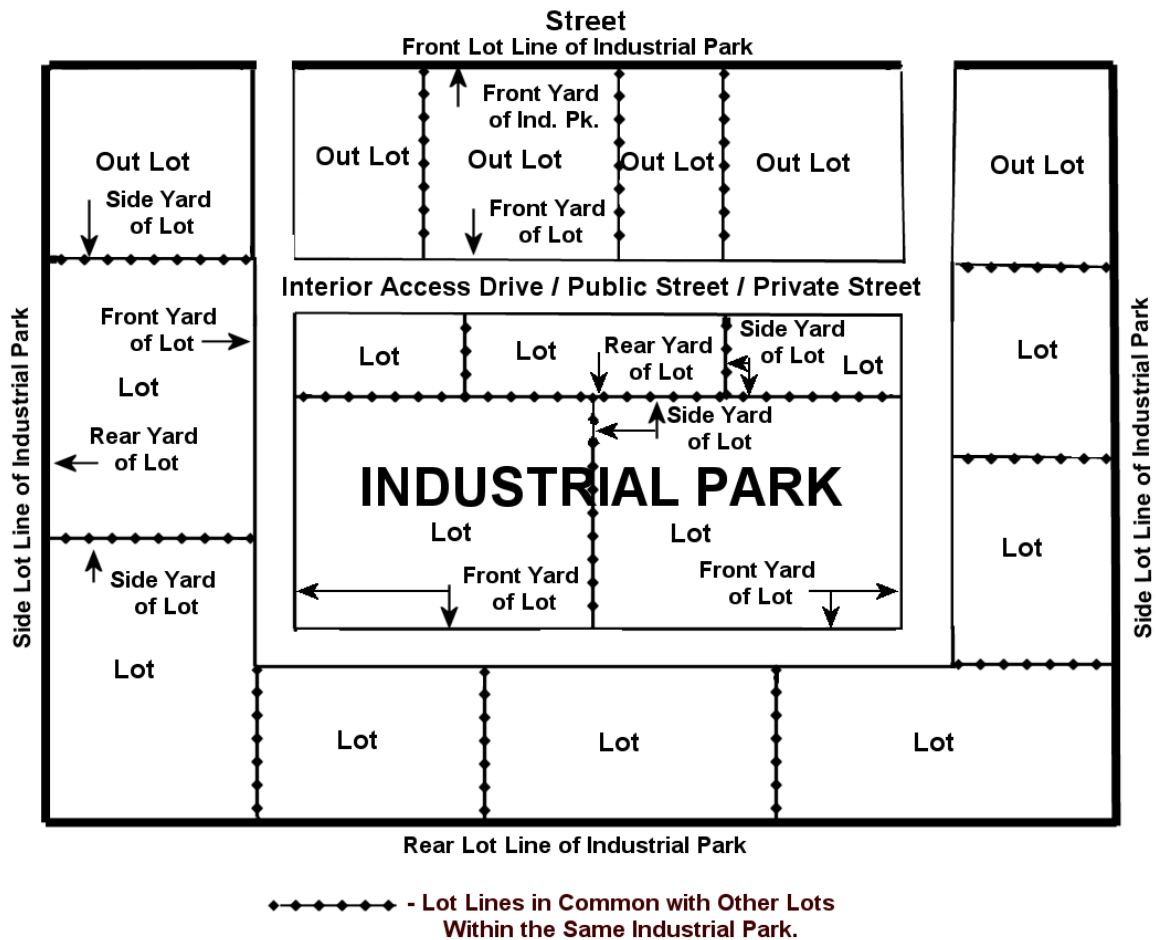
access driveways; interior access drives; trash containers; or, outdoor storage;

- (2) Rear Yards – Minimum rear yards may include *parking areas, loading areas, interior access driveways, interior access drives* or *outdoor storage;*

provided, however, that the remainder of said *yards* shall be maintained as *open space* free from *buildings* or *structures*, and that the area of each such *minimum yard* that would have been devoted to perimeter yard landscaping and the amount of landscape material that would have been required to be installed in such perimeter yard landscaping, if not complying with the special provisions of this sub-Section, are provided elsewhere on each of the affected *lots* as either additional *foundation landscaping*, additional interior *parking area* landscaping or additional front perimeter landscape *yard* landscaping, and documentary assurances are provided on the *final plat* or by other legally binding instrument which binds the adjoining *lots* to be developed in compliance with the special provisions of this sub-Section allowing such *minimum yards* to be used for *parking areas, loading areas, interior drives* or *interior access drives* subject to the provision of such additional *foundation landscaping area* or additional interior *parking area* landscaping.

4. *Maximum Building Height* - unlimited, provided however, that:
 - a. no portion of any *building* located between thirty (30) feet and fifty (50) feet from a *front lot line* shall be in excess of thirty-five (35) feet; and,
 - b. the *setback* for that portion of any *building* or *structure* which is in excess of thirty-five (35) feet shall be increased by one (1) foot for each one (1) foot of the height of the *building* or *structure* above thirty-five (35) feet until the maximum height of the *building* or *structure* is allowed.
5. *Parking* – See Section 7.04 – Off-Street Parking Regulations.
6. *Loading* - See Section 7.05 – Off-Street Loading Regulations.
7. *Signs* - See Section 7.03 – Sign Regulations.

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Minimum Yards for Lots Within the Same Industrial Park

8. *Outdoor Storage and Operations.*

a. Operations

All operations, servicing and processing located either within three-hundred (300) feet of a Residential *district* boundary or within a *gateway corridor* (except *outside storage, off-street parking* and *off-street loading*) shall be conducted within completely enclosed *buildings*.

b. Storage

All storage of materials or products shall be either:

- (1) within completely enclosed *buildings*; or,
- (2) within a defined storage area in compliance with the following:

- (a) Enclosed within a chain link, lattice, ornamental, solid walled, or similar type fenced area, including entry/exit gates made of materials compatible with the fence.
- (b) The height above *grade* of said fence shall be at least six (6) feet and shall not exceed ten (10) feet.
- (c) Materials or products stored within the fenced storage area shall not exceed the height of the fence.
- (d) The fenced storage area shall be surrounded by landscaping installed in compliance with the requirements for a Type C landscape screening with a *plant unit value* of at least seventy-five (75).

c. Amount of *Outdoor Storage and Operations*

The total area devoted to *outdoor storage* and *operations* shall not exceed fifty (50) percent of total *lot area*.

9. Landscape Requirements - See Section 7.01 – Landscape Regulations.

C. Architectural and Site Design Review.

All development within the GI *district* shall be subject to the architectural and site design requirements set forth in Section 4.05 – Architectural and Site Design Requirements of this UDO.