

Section 908. M-1, Light Manufacturing District.

The M-1, Light Manufacturing District is comprised of lands that are located on or have ready access to a Major Street or State Highway and are well adapted to industrial development but whose proximity to residential makes it desirable to limit industrial operations and processes to those that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors or radiation and that do not create fire or explosion hazards or other objectionable conditions. This District limits industrial, manufacturing and warehousing uses to those which are wholly conducted indoors. The M-1, Light Manufacturing District is established to provide a location for those heavy commercial and light industrial operations which demonstrate characteristics that are able to meet comparatively rigid specifications for nuisance-free operation.

A. Area, Yard and Height Requirements:

Dist.	Minimum Dwelling Unit Size (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft)	Minimum Width (Ft)	Setback from Right-of-Way (Ft.)		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
				Major Street (Ft.)	Interior Street (Ft.)			
M-1	-	43,560	100	50	50	20 <sup>(1)</sup>	20 <sup>(1)</sup>	40

(1) Buffer zones are required in addition to side and rear yard where an office-institutional, business, or manufacturing use abuts a Residential District.

B. Permitted Uses:

Only the following permitted uses shall be allowed in the M-1 Light Manufacturing District and no structure shall be erected, structurally altered or enlarged for any use other than a use permitted herein with the exception of a) uses lawfully established prior to the effective date of the amendment b) special uses as permitted herein or c) accessory uses defined in Article III, Definitions; or other uses which are clearly similar to and consistent with the purpose of this District.

1. Agriculture and horticulture, except the raising of livestock.
2. Appliance Repair Shop.
3. Art Gallery.
4. Assembly Plant (non-durable goods).
5. Automatic Teller Machine (freestanding).
6. Automobile/Truck Rental Agency.
7. Automotive Sales Lots and associated service facilities (new or used).
8. Bakery Shop (accessory retail).
9. Baking Plants.
10. Building Materials Wholesaler.
11. Building Material Yards including milling operations.
12. Cabinet shops and furniture manufacturing.

13. Cafeteria (employee/accessory only).
14. Cold Storage Plant or commercial cold storage.
15. Contractor's Offices with no outdoor storage of equipment.
16. Crematories.
17. Depot/Passenger Terminal (bus, rail).
18. Dog kennels.
19. Farm Equipment sales and service.
20. Financial Services/Institutions.
21. Fraternal Club or Lodge.
22. HVAC Equipment Dealers.
23. Hospital/Clinic/Convalescent Home.
24. Ice Manufacturing/Packing Plant.
25. Laboratory, research and testing.
26. Machine Shop.
27. Maintenance Shop (fleet vehicles).
28. Meat Processing or packaging, except slaughtering, poultry killing, and dressing of animals shall not be allowed.
29. Medical/Dental Laboratory.
30. Mini-Warehouses/personal storage warehouses.
31. Movie Studio.
32. Museum.
33. Newspaper, printing or publishing.
34. Offices or Office Parks.
35. Office, professional/business.
36. Outdoor storage yards, other than junkyard, if they meet the following requirements:
  - a. They shall be set back at least fifteen (15) feet from any side or rear property lines.
  - b. The yard shall be screened by a solid fence at least six (6) feet high located at the edge of the storage yard.
  - c. The fifteen foot area shall be appropriately landscaped and maintained.
37. Parking deck.
38. Pest Control/Extermination Business.

39. Pharmacy (accessory).
40. Photo Processing Plant.
41. Photo Studio.
42. Plant Nursery (wholesale or retail).
43. Plastics Extrusion Plant.
44. Plumbing Equipment Dealers.
45. Printing/Bookbinding/Publishing Plant.
46. Public Buildings and Offices (Libraries, Government Offices, etc.).
47. Radio/Television Station and Transmitter.
48. Recreation Facilities/Training Center, Indoor (gymnastics schools, baseball academies, etc.).
49. Recording/Rehearsal Studio.
50. Recovered Materials Processing Facility, or Recycling Station, provided the following standards are met:
  - a. Activities shall be limited to collection, sorting, compacting and shipping.
  - b. Along the entire road frontage (except for approved access crossings), provide a 3-foot high landscaped earthen berm with a maximum slope of 3 to 1 and/or a minimum six-foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscaped strip. The finished side of a fence/wall shall face the exterior property lines.
  - c. The facility shall not be located adjacent to or across the street from any property used for or zoned for single family residential use.
  - d. Lighting for such facilities shall be placed in such a fashion as to be directed away from any nearby residential areas.
  - e. Materials collected shall not be visible and shall be deposited in a bin or bunker. All sorting and collection bins shall either be enclosed and have chutes available to the public or be located inside a fully-enclosed building.
  - f. No outdoor storage of uncontainerized materials shall be allowed.
51. Retail Sales Showrooms and Warehouse Stores,
52. Taxi/Limousine Service.
53. Telephone Exchange Building.
54. Trade/Vocational School.
55. Truck and Bus Sales Leasing/Repair (heavy truck/tractor trailer).
56. Truck or Moving Van Rental (e.g. U-Haul, Ryder) provided such facilities comply with the following requirements:

- a. Equipment or rental vehicles shall not be parked or stored in the required front yard.
- b. The storage area for the vehicles or equipment to be rented shall be screened by a Solid fence at least six (6) feet high.
- c. The storage area shall be located no closer than 100 feet from any side or rear property lines zoned residential and shall be appropriately landscaped and maintained Truck Terminal.

57. Upholstery Shop.

58. Utility stations including water and wastewater treatment facilities, building and grounds for storage of vehicles, equipment, and materials.

59. Veterinary offices, hospitals, and laboratories.

60. Weather Service Station.

61. Wholesaling and warehousing with offices.

C. Special Exceptions:

Within the M-1 Light Manufacturing District, the following uses may be permitted provided the applicant for such a development is granted a Special Exception subject to the approval of the Mayor and City Council.

- 1. Caretaker or watchman quarters as an accessory use for the purpose of securing outside storage of equipment and materials that are associated with the primary use of the business.

D. Special Uses:

Within the M-1, Light Manufacturing District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the City Council after receiving recommendations from the City Administrator and Planning and Zoning Board and after a public hearing.

- 1. Railroad sidings for maintenance and terminal facilities for train cars or engines.
- 2. Private Kindergarten, Grade or High School.
- 3. Stadium/Concert Hall/Amphitheater (County Board of Education Schools excepted).
- 4. Wood Chipping/Shredding, and Yard Trimmings Composting Facility provided the following conditions are met:
  - a. Composting materials shall be limited to tree stumps, branches, leaves, and grass clippings or similar putrescent vegetative materials, not including animal products, inorganic materials such as bottles, cans, plastics, metals, or similar materials.
  - b. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a three-foot high landscape earthen berm with a maximum slope of three to one and/or a minimum six-

foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a fence/wall shall face the exterior property lines.

5. Places of worship to include but not necessarily be limited to churches, temples, mosques, synagogues or the like located in single occupancy buildings.
6. Day care facilities provided they comply with all State day care and Health Department requirements.
7. Residential or community shelter.
8. **Data centers with a lot area of twenty (20) acres or less, provided that the following conditions are met:**
  - a. **Minimum Distance from Residential.** Any data center building must be located at least 250 feet from the property line of a parcel zoned residential, property with an approved concept plan for residential use, or property developed with residential use.
  - b. **Landscape strip.** A planted 50-foot-wide landscape strip shall be provided adjacent to any existing or dedicated right-of-way. Landscape plans must be reviewed and approved by the Planning & Development Director. Natural topography and existing vegetation, supplemented with new evergreen vegetation may be substituted for landscaping at the discretion of the Director.
  - c. **Enclosure.**
    1. A six (6) foot high opaque fence shall be required along the entire perimeter of the facility.
    2. All electric generators and transformers not housed inside a building or structure shall be enclosed behind a solid wall made of concrete or another equivalent sound absorbing material and must be a minimum of four (4) feet higher than the highest point on the generator. The wall shall be painted or finished with decorative or artistic concrete adhesive. Wall design and finish shall be reviewed and approved by the Director.
  - d. **Buffer.**
    1. Data centers adjoining residential zoned property or property developed with residential use require a 100-foot buffer along the adjoining property line.
    2. The first 50 feet along the property line shall remain in an undisturbed, natural state, except for approved fencing, access and utility improvements. The remaining buffer may be disturbed, graded, and replanted. If the buffer is disturbed, a minimum of three (3) rows of varied evergreen shrubs at least 4 feet in height at planting are required to provide screening.

**e. Noise abatement.**

- 1. The applicant must submit a noise study demonstrating that the operation of the data center will comply with the following standards:**

**Maximum Nighttime.** Between 10:00 p.m. and 8:00 a.m., the data center shall not generate noise in excess of 55 dB(A) or 10dB(A) above ambient levels (whichever is greater), when measured at the property boundary line shared with a residential use.

**Maximum Daytime.** Between 8:00 a.m. and 10:00 p.m., the data center shall not generate noise in excess of 65 dB(A) or 10dB(A) above ambient levels (whichever is greater), when measured at the property boundary line shared with a residential use.

**Use of backup generators that exceed the maximum sound levels is permitted during emergency power outages. Testing of backup generators is limited to the hours between 9:00 a.m. and 5:00 p.m.**

- f. Electric Substations.** Electric Substations are necessary accessory uses to data centers. If located on the same property as a data center, the substation shall not be located within 300 feet of an adjacent right-of-way and shall be screened from view from adjacent property lines and the right-of-way.

- g. Utility.** No utility connected data processing center shall be issued a permit until evidence has been provided by the operator that installation of the system would be feasible. Written verification from Gwinnett County Water Resources Department, the electrical provider, and other utility providers as applicable, shall state the following:

- 1. Adequate capacity is available on the applicable utility lines and substation to ensure available capacity for the proposed use and that capacity is available to serve other needs of the surrounding community is consistent with the normal project load growth envisioned by the data center.**
- 2. Utility supply, equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the proposed use.**
- 3. The use will not cause electrical interference or fluctuations in line voltage on and adjacent to the operating premises.**

**h. Construction Design Standards.**

- 1. Pitched roofs are prohibited. All roof mounted equipment, such as mechanical units, vent hoods, communication devices, and/or other building system(s) equipment, shall be screened from view on all sides of the building.**
- 2. All building facades shall comply with the Architectural Design Standards within the City's Development Regulations.**

Section 909. M-2 Heavy Manufacturing/Industry District.

Intent and Purpose. The M-2 Heavy Manufacturing/Industry District provides a location for those industrial operations and processes that are not public nuisances and are not dangerous to the health, safety or general welfare of the inhabitants of the City of Dacula, Georgia. The M-2 Heavy Manufacturing/Industry District shall be located on or have ready access to a major street, as defined herein.

A. Area, Yard and Height Requirements:

Dist.	Minimum Dwelling Unit Size (Sq.Ft.)	Minimum Lot Area Size (Sq.Ft)	Minimum Width (Ft)	Setback from Right-of-Way (Ft.)		Minimum Side Yard (Ft.)	Minimum Rear Yard (Ft.)	Maximum Height (Ft.)
				Major Street (Ft.)	Interior Street (Ft.)			
M-2	-	43,560	100	50	50	20 <sup>(1)</sup>	20 <sup>(1)</sup>	40

(1) Buffer zones are required in addition to side and rear yard where an office-institutional, business, or manufacturing use abuts a Residential District.

B. Permitted Uses:

Only the following permitted uses shall be allowed in the M-2 Heavy Manufacturing/Industry District and no structure shall be erected, structurally altered or enlarged for any use other than a use permitted herein with the exception of: a) uses lawfully established prior to the effective date of the amendment; b) special uses as permitted herein; or c) accessory uses defined in Article III, Definitions; or other uses which are clearly similar to and consistent with the purpose of this District.

1. Aircraft Factory.
2. Alcoholic Beverage Plant/Distillery.
3. Assembly plant (durable goods).
4. Concrete or Masonry Plant.
5. Chemical Plant.
6. Crematory.
7. Dye Casting Works.
8. Feed Processing Facility.
9. Fertilizer Plant.
10. Manufacturing, outdoor.
11. Metal Smelting/Forging Works.
12. Railroad maintenance terminal, repair/storage yard facilities.
13. Stadium/Concert Hall/Amphitheater (County Board of Education Schools excepted).
14. Rubber/Tire/Retreading Plant.
15. Sugar Refinery.

16. Tannery - Leather Processing.

17. Wood Chipping/Shredding, and Yard Trimmings Composting Facility provided the following conditions are met:

- a. Composting materials shall be limited to tree stumps, branches, leaves, and grass clippings or similar putrescent vegetative materials, not including animal products, inorganic materials such as bottles, cans, plastics, metals, or similar materials.
- b. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a three-foot high landscape earthen berm with a maximum slope of three to one and/or a minimum six-foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a fence/wall shall face the exterior property lines.

C. Special Exceptions:

Within the M-2 Heavy Manufacturing/Industry District, the following uses may be permitted provided the applicant for such a development is granted a Special Exception subject to the approval of the Mayor and City Council.

1. Caretaker or watchman quarters as an accessory use for the purpose of securing outside storage of equipment and materials that are associated with the primary use of the business.

D. Special Uses:

In addition to the criteria for review listed in Section 1706 for a Special Use Permit, the following criteria shall also be addressed for a Special Use within the M-2 Heavy Manufacturing/Industry District:

1. The proximity of the proposed use to existing residential structures or residentially zoned property;
2. Whether the proposed use will generate pollutants of the air or water and, if so, the method proposed by the applicant for insuring that the proposed use will comply with all state and federal environmental regulations;
3. Whether the proposed use will generate excessive traffic, noise, vibration, smoke, dust, gas fumes, odors, radiation, or create a fire or explosion hazard which may be objectionable due to proximity to surrounding structures, or which will adversely affect the existing use or usability of adjacent or nearby property;
4. How neighboring properties may be affected by the height of any proposed structure; and
5. Whether the use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with surrounding land uses and would not be in conflict with the overall general objectives of the Comprehensive Land Use Plan.



Within M-2 Heavy Manufacturing/Industry District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the City Council after receiving recommendations from the City Administrator and Planning Commission and after a public hearing:

1. Asphalt Plant.
2. Bulk Storage Tanks including natural gas or fuel storage stations. No above ground storage facilities may be located closer than 500 feet to a Residential District. All storage is to be subject to approval of the Fire Department.
3. Places of worship to include but not necessarily be limited to churches, temples, mosques, synagogues or the like located in single occupancy buildings.
4. Composting Facility.
5. Explosives Plant/Storage.
6. Petroleum Refinery/Processing Plant.
7. Paper/Pulp Mill.
8. Scrap Tire Processing Plant.
9. Solid Waste Transfer Stations.
10. Waste Incineration Facility.
11. Landfills provided the following conditions are met:
  - a. A minimum 200-foot natural, undisturbed buffer shall be provided between all active waste burial areas and exterior property lines except for approved perpendicular access and utility crossings.
  - b. A minimum 75-foot natural, undisturbed buffer shall be provided between non-waste disposal operations and exterior property lines except for approved perpendicular access and utility crossings.
  - c. The limits of any 100-year floodplain or a stream buffer of 200 feet, whichever is greater, shall be preserved as natural, undisturbed area except for approved perpendicular access and utility crossings.
  - d. The entire site shall be fenced with a minimum six-foot high chain link security fence.
  - e. The landfill shall be located on or have direct private access to a road designated on the Long Range Road Classification Map as a major collector, minor arterial, major arterial or principal arterial.
  - f. The applicant shall include with the Special Use Permit application a report detailing the phasing of the landfill and plans for closure and reclamation.
  - g. The following waste disposal/recycling facilities shall be permitted as accessory uses to landfills meeting the above standards
    1. Composting, Municipal Solid Waste.

2. Composting, Yard Trimmings.
  3. Gas Recovery/Gas Cogeneration Plant.
  4. Recovered Materials Processing Facility.
  5. Solid Waste Transfer Stations.
13. A quarry for the removal of minerals and other natural materials, together with necessary buildings, machinery and appurtenances thereto, provided that:
- a. Quarry areas being excavated shall be entirely enclosed within a fence located at least ten (10) feet back from the edge of any excavation and of such constructions and height as to be demonstrably able to exclude children and animals from the quarry area.
  - b. The operators and owners of the quarry present to the Mayor and Council an acceptable comprehensive plan for the reuse of the property at the cessation of the quarry operations.
  - c. In the case of an existing quarry, an extension of the quarry operations beyond the areas being quarried or approved for quarrying at the effective date of this Zoning Resolution of the City of Dacula, Georgia, shall be permitted and shall not be considered a new operation provided that said extension does not extend to within one thousand (1,000) feet of a residential or commercial Zoning District boundary line.
14. Salvage Operation and Junk Yard providing the following conditions are met:
- a. The junkyard is located no closer than three hundred (300) feet to a residential or commercial Zoning District boundary line.
  - b. The junkyard is completely enclosed with a solid fence not projecting into the right-of-way of any roadway adjoining said junkyard, not less than eight (8) feet high and in no case less than such height as will effectively screen all storage and other operations from view.
  - c. The junkyard is located no closer than one thousand (1,000) feet from the nearest edge of the right-of-way of any major arterial roadway, within this subpart "major arterial roadway" is defined as any roadway, street or thoroughfare within the City limits of Dacula, Georgia, having a right-of-way of one hundred (100) feet or greater.
- 15. Data center, provided that the following conditions are met:**
- a. Minimum Distance from Residential. Any data center building must be located at least 250 feet from the property line of a parcel zoned residential, property with an approved concept plan for residential use, or property developed with residential use.**
  - b. Landscape strip. A planted 50-foot-wide landscape strip shall be provided adjacent to any existing or dedicated right-of-way. Landscape plans must be reviewed and approved by the Planning & Development Director. Natural topography and existing vegetation, supplemented with new evergreen**

vegetation may be substituted for landscaping at the discretion of the Director.

c. Enclosure.

1. A six (6) foot high opaque fence shall be required along the entire perimeter of the facility.
2. All electric generators and transformers not housed inside a building or structure shall be enclosed behind a solid wall made of concrete or another equivalent sound absorbing material and must be a minimum of four (4) feet higher than the highest point on the generator. The wall shall be painted or finished with decorative or artistic concrete adhesive. Wall design and finish shall be reviewed and approved by the Director.

d. Buffer.

1. Data centers adjoining residential zoned property or property developed with residential use require a 100-foot buffer along the adjoining property line.
2. The first 50 feet along the property line shall remain in an undisturbed, natural state, except for approved fencing, access and utility improvements. The remaining buffer may be disturbed, graded, and replanted. If the buffer is disturbed, a minimum of three (3) rows of varied evergreen shrubs at least 4 feet in height at planting are required to provide screening.

e. Noise abatement.

1. The applicant must submit a noise study demonstrating that the operation of the data center will comply with the following standards:

**Maximum Nighttime.** Between 10:00 p.m. and 8:00 a.m., the data center shall not generate noise in excess of 55 dB(A) or 10dB(A) above ambient levels (whichever is greater), when measured at the property boundary line shared with a residential use.

**Maximum Daytime.** Between 8:00 a.m. and 10:00 p.m., the data center shall not generate noise in excess of 65 dB(A) or 10dB(A) above ambient levels (whichever is greater), when measured at the property boundary line shared with a residential use.

Use of backup generators that exceed the maximum sound levels is permitted during emergency power outages. Testing of backup generators is limited to the hours between 9:00 a.m. and 5:00 p.m.

- f. Electric Substations. Electric Substations are necessary accessory uses to data centers. If located on the same property as a data center, the substation shall not be located within 300 feet of an adjacent right-of-way and shall be screened from view from adjacent property lines and the right-of-way.

- g. Utility.** No utility connected data processing center shall be issued a permit until evidence has been provided by the operator that installation of the system would be feasible. Written verification from Gwinnett County Water Resources Department, the electrical provider, and other utility providers as applicable, shall state the following:

  - 1. Adequate capacity is available on the applicable utility lines and substation to ensure available capacity for the proposed use and that capacity is available to serve other needs of the surrounding community is consistent with the normal project load growth envisioned by the data center.**
  - 2. Utility supply, equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the proposed use.**
  - 3. The use will not cause electrical interference or fluctuations in line voltage on and adjacent to the operating premises.**
- h. Construction Design Standards.**

  - 1. Pitched roofs are prohibited. All roof mounted equipment, such as mechanical units, vent hoods, communication devices, and/or other building system(s) equipment, shall be screened from view on all sides of the building.**
  - 2. All building facades shall comply with the Architectural Design Standards within the City's Development Regulations.**