
§2.6.09 IND: Industrial District**1. Purpose.**

The intent of this district is to accommodate wholesaling, distribution, storage, processing and manufacturing in an environment suited to such uses and operations while promoting land use compatibility both within and beyond the boundaries of such districts. Toward these ends, residential development is not permitted, nor is the establishment of this district on other than a collector or arterial street.

2. Permitted Uses.

The following uses shall be permitted in the IND Zoning District:

- a) Any use permitted in any GCD zoning district, subject to the standards set forth in that section, including construction, transportation, wholesaling, laundry and dry cleaning facilities, automotive repair shops, with the exception of residential uses.
- b) Any industrial use plus operation incidental to such use which involves manufacturing, processing, repair or assembly operations, or the storage and sale of heavy materials, products, or equipment, but not including junk or salvage yards or uses which may cause injurious or noxious noise, vibration, smoke, gas fumes, odor, dust, fire hazards, dangerous radiation or other similar conditions.
- c) Bulk storage of petroleum or chemical products.

3. Conditional Uses.

The following uses shall be permitted on a conditional basis in the IND Zoning District subject to the conditions of this section, unless otherwise noted.

- a) Any industrial use which may produce significant noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, dangerous radiation or other objectionable conditions, provided such objectionable condition does not constitute a nuisance to adjoining properties; provided such use is located at least fifty (50) feet from any abutting property line; and provided such use is located on a site at least five (5) acres in size, except that if such use borders a parcel zoned for residential usage, it shall be located at least seventy (70) feet from such property line. A buffer area in compliance with Article V, Landscaping and Buffering, of this ordinance shall be required.
- b) Open yard use for the sale, rental and/or storage of new, used or salvaged materials or equipment, provided that such use is conducted in a manner that it will be located on a site no less than one (1) acre in size, and provided no burning of materials or products is conducted on the premises except by means approved by the Fire Chief for the City of Easley; and in the case of external storage of used or salvaged materials and/or equipment, a buffer strip in compliance with Article 5, Landscaping and Buffering, of this ordinance shall be required along all property lines.

- c) Cellular Towers, subject to the conditions listed below:
- 1) Conditions.
 - a) Illumination. Communications towers shall be illuminated only as required by the federal Communications Commission (FCC) and/or the Federal Aviation Administration (FAA).
 - b) Color. Communications towers shall not be painted unless otherwise provided for by state or federal regulations.
 - c) Signs. A single sign, two (2) square feet in size which includes the name(s) of the company/companies operating the equipment and a phone number for emergencies shall be displayed in a visible location on or near the communication tower. No advertising of any type may be attached to a communication tower.
 - d) Removal. A communication tower that is not used for a continuous one year period shall be removed within one-hundred twenty (120) days. Companies must notify the City within 30 days if telecommunications cease operations at the tower or antenna. All structures, fencing, screening and other improvements must be removed and the site returned to its original condition at the company's expense.
 - e) Security. A freestanding communication tower and associated structures shall be secured by a fence or masonry wall measuring at least eight (8) feet in height.
 - f) Landscaping. (As applied to communication towers this section supersedes the Landscaping and Buffering Section. Evergreen shrubs capable of creating continuous hedge and obtaining a height of at least five (5) feet, within three (3) years, shall be planted with a maximum spacing of five (5) feet around the immediate perimeter of the security fence surrounding the communication tower and associated structures. Plants shall be at least three (3) gallon container plants or 24 inches tall at the time of planting. At least one row of evergreen trees with a minimum caliper of 1.75 inches at the time of planting shall be installed at a maximum spacing of 25 feet within a 50 foot radius of the communication tower.

A certificate of occupancy shall not be issued until the required landscaping is completed. When the occupancy of a structure is desired prior to the completion of the required landscaping, a Certificate of Occupancy may be issued only if the owner or developer provide to the City form of surety satisfactory to the City Attorney and in an amount equal to one hundred twenty-five percent (125%) of the costs of the remaining plant materials, and installation (with the costs agreed to by the Zoning Administrator). The form of the surety shall be in conformity with the Subdivision Regulations for the City of Easley. All required landscaping shall be installed and approved by the first planting season following issuance of the Certificate of Occupancy or bond will be forfeited to the City of Easley.

The owners and their agents shall be responsible for providing, protecting and maintaining all required landscape material in healthy condition, replacing unhealthy or dead plant materials within one year or by the next planting season, whichever comes first. Replacement material shall comply with the approved landscape plan.

- g) **Antenna Capacity. Wind Load.** The communication tower shall be designed to withstand winds in accordance with ANSI/ETA/TIA 22 (latest revision) standards. Certification from a structural engineer registered in South Carolina shall constitute proof that such standard has been met.
- h) **License.** The owners of a communication tower shall possess a valid FCC license for the proposed activity.
- i) **Design for Multiple Use.** A new communication tower shall be designed to accommodate additional antennae equal in number to applicant's present and reasonably anticipated future requirements.
- j) **Safety Codes.** A communication tower shall comply with all applicable health, nuisance, noise, fire, building and safety code requirements.
- k) **Distance from Existing Tower.** A permit for a proposed communication tower site within 1,300 feet of an existing communication tower shall not be issued unless the applicant certifies that the existing communication tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a co-location agreement could not be obtained.
- l) **Setbacks.** Respective zoning district setbacks shall apply, except that in sites bordering residential uses, the bordering side of such sites shall observe setbacks equal to 150% of applicable district setbacks and must adhere to a fall zone requirement of at least 50% of the height of the tower.
- m) **Permitted Height of Freestanding Communication Towers.**

District
IND

Height
225 feet

- n) **Permitted Height of Building Mounted Communications Tower.** A communication tower shall not exceed 20 feet in height if mounted on a building or any structure other than a freestanding or guyed communications tower.

2) **Application Requirements**

- a) **Specifications.** One copy of typical specifications for proposed structures and antennae, including description of design characteristics and material.

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- b) Site Plan. A site plan drawn to scale showing property boundaries, communication tower location, communications tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land use on adjacent property. A site plan may be required if antenna is to be mounted on an approved existing structure. Prototypical drawings indicating various types of equipment to be located on the communication tower may be submitted at the time of the permit application.
 - c) Location Map. A current map, or update for all existing maps on file, showing locations of proposed antennae, facilities, existing communication towers, and proposed communication towers, serving any property within the City.
 - d) Antenna Owners. Identification of the owners of all antennae and equipment to be located on the site.
 - e) Owners Authorization. Written authorization from the site owner for the application.
 - f) Visual Impact Analysis. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.
 - g) Location Alternatives. Satisfactory evidence shall be provided indicating:
 - (1) The proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on any existing structure or communication tower under the control of applicant; and
 - (2) Available publicly owned sites, and available privately owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulation and applicant's technical design requirements.
 - h) Indemnity. Applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Administrator a written indemnification of the municipality and proof of liability insurance or financial ability to respond to claims up to \$1 million in the aggregate which may arise from operation of the facility during its life, at no cost to the municipality, in form approved by the municipal attorney.
 - i) Application Fees. All applications for approval of a communication tower must be accompanied by a fee of \$200.00 and, if applicable, any additional fees required by the municipality on applications for special exceptions or variance.

4. Prohibited Uses.

The following uses are prohibited in the IND Zoning District:

- a) Sexually Oriented Businesses.
- b) Off-premise Signs.

5. Dimensional Requirements.

Unless otherwise specified elsewhere in this ordinance, uses permitted in the IND zoning district shall be required to conform to the following standards:

Table 2.10

IND Dimensional Criteria	
Minimum Lot Area:	10,000
Minimum Lot Width:	80 feet @ the building line
Setbacks:	Minimum Front Setback: 40 feet* for collector roads
	Minimum Side Setback: 10 feet*
	Minimum Rear Setback: 15 feet**
Maximum Building Height:	60 feet (except upon Fire Chief's written approval with conditions stated therein.)
Maximum Impervious Surface Ratio	0.80
Maximum Residential Density	NA
Maximum F.A.R. (Non-Res. Only)	NA

- 5. when the property abuts a non-industrial zoning district, 30 feet shall be required. For side yard requirements pertaining to corner lots, see General Supplementary Provisions.

** where the property abuts another zoning district, 70 feet shall be required. For rear yard requirements pertaining to double frontage lots, see General Supplementary Provisions.

6. Parking and Loading.

Uses permitted in the IND Zoning District shall meet the parking and loading standards set forth in Article III, Off-Street Parking and Loading.

7. Signs.

Signs permitted in the IND Zoning Districts, including the conditions under which they may be located, are set forth in Article IV, Sign Regulations.

8. Buffer yard Requirements.

Where this district abuts any residential district not separated by a street right-of-way, a buffer yard in compliance with Article V, Landscaping and Buffering, shall be required along abutting property lines.

9. General and Supplemental Regulations.

Uses permitted in IND Zoning Districts shall meet the standards set forth in the General Supplementary Provisions.

10. Street Planting Strips.

In all front setbacks, a strip not less than six (6) feet in width shall be provided along the right of way line on the property, which shall be planted and maintained in grass with street trees or in shrub planting or as may be required in approval of the site plans. Signs shall not be erected in this area with the exception of official traffic and regulatory signs.

11. External Storage.

Any external storage of inventory, parts, or machinery shall be established to the rear of the front line of the principal structure and such storage shall be completely enclosed by a solid fence or wall of at least six feet in height composed of treated wood or brick.
