

CHAPTER 7

INDUSTRIAL DISTRICT REGULATIONS

11-701. Statement of Purpose.

The Industrial Districts established by this chapter are designed to provide sufficient space, in appropriate locations, to meet the needs for industrial expansion within the city and region; to encourage industrial development which is free from hazards to the public health and from other objectionable influences; to protect industrial activities against congestion, encroachment, and other adverse characteristics; to protect adjacent residential and commercial areas from offensive influences; and to promote the most efficient and desirable use of land. Within each industrial district, all uses are subject to the performance standards established in Chapter 11 of this Title.

11-702. Restrictive Industrial District.

This class of district is intended to provide space for a wide range of industrial and related uses, which conform to a high level of performance standards and have the least objectionable characteristics. It is required that all operations of such establishments be carried on within completely enclosed buildings thus providing a standard of development which removes most adverse characteristics that affect neighboring properties. These districts may provide a buffer between other districts and other industrial activities, which have more objectionable influences. New residential activities are excluded, and community facilities and commercial establishments which provide needed services for industry and complementary thereto are permitted.

A. Principal Permitted Uses and Structures

Within the Restricted Industrial Districts (RI) as shown on the Official Zoning Map, the following activities, as described in Chapter 3 are permitted:

Community Facility Activities

Essential Service

Industrial Activities

Limited

Commercial Activities

Animal Care and Veterinarian Services
Construction Sales and Service
Wholesale Sales
Transport and Warehousing

B. Permitted Accessory Uses and Structures

Signs in complying with the regulations established in Section 11-808 of Chapter 8.

Incidental services, such as food and beverage dispensing and sales facilities, to serve employees and guests of an occupant of the district when conducted as an integral part of a principal use and having no exterior display or advertising.

Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.

Accessory off-street parking and loading facilities as required in Section 11-807 of Chapter 8.

C. Conditional Uses

The following are conditional uses within this district and may be permitted only in accordance with Chapter 13, Section 11-1306.

Community Facility Activities

Intermediate Impact
Extensive Impact

Industrial Activities

Intermediate

Temporary Parking of Vehicles on a Gravel Surface

(Amended by Ordinance 03-16.)

The Board of Zoning Appeals may issue a temporary permit to park vehicles on a gravel surface for a period of six months when presented with evidence of a hardship of a business or industry. At the expiration of the time period, the area shall be paved as required by the zoning ordinance or taken out of service.

In granting the special exception, the BZA shall take into consideration screening of the area from residential areas or other more restrictive districts and its compatibility with surrounding land uses. The area shall be designed for the safe ingress and egress of vehicles to the street and in such a way that mud and gravel will not be carried onto adjacent streets.

D. Prohibited Uses

Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Chapter 11 are prohibited.

E. Bulk Regulations

The bulk regulations appearing below apply to buildings or other structures located on any zone lot or portion of a lot, including all new developments, enlargements, extensions, or conversions in any RI District. *(Amended by Ordinance 00-30 to increase height limitations of buildings in certain zones from 35 to 70 feet.)*

Maximum Lot Coverage	50 percent
Maximum Height of Buildings	70 feet
Minimum Building Setback	50 feet

(Note: City's Deed Regulations in the North Industrial Park Require 125 Foot Setback)

F. Area Regulations

The following area requirements shall apply to all uses permitted in this district:

Lot Area

Individual building sites shall be of such size that the structures involved will have architectural unity and flexibility in arrangements and that all space requirements set forth herein are met:

Front Yard	20 feet
Side Yard	20 feet
Rear Yard	25 feet

Corner Lots -

On any corner lot, all structures shall conform to the setback requirements for the adjoining street if such requirement is greater than that for this district.

G. Use of Required Yard Areas

The following uses may be made of yard areas, provided such uses are otherwise permissible in this district.

Landscaping

All required yard areas not occupied by driveways, parking areas, or sidewalks shall be devoted to landscaping.

Driveways

Sidewalks

Off-street Parking

Provided that no parking areas shall be permitted in any required front yard.

H. Other Requirements

(1) Enclosure Requirements

All uses shall be conducted within completely enclosed buildings except for parking and loading, exterior storage, and other accessory uses listed herein which by their nature must necessarily exist outside a building.

(2) Provisions Applying along District Boundaries

In an RI District along such portion of the boundary which coincides with a lot line of a lot in a residential or agricultural district, the buildings and structures shall be set back at least 35 feet from such lot line.

(3) Exterior Storage

Exterior storage may be permitted in the side and rear of the principal building only, provided the location, extent, and screening of storage is approved as a part of the site plan by the Planning Commission; and further provided that exterior storage shall be screened from public view by a suitable fence, wall, or hedge not exceeding fifteen (15) feet in height with the stored materials to be kept at least two (2) feet below the top of such screen.

(4) Surfacing of Storage Areas

All storage areas shall be surfaced to provide a durable and dust-free surface. All areas shall be graded and drained so as to dispose of all surface water accumulated within the area.

11-703. General Industrial District.

This class of district is intended to provide space for the types of industrial activities, which by reason of volume of raw materials or freight, scale of operations, type of structures required, or other similar characteristics require locations relatively well separated from non-industrial uses. Performance standards must still be met. New residential activities are excluded and commercial establishments and community facilities, which provide needed services for industry and are complementary thereto, are permitted.

A. Principal Permitted Uses and Structures

Within the General Industrial Districts (GI) as shown on the Official Zoning Map, the following activities as described in Chapter 3 are permitted:

Community Facility Activities

Essential Service

Industrial Activities

Limited

Intermediate

Extensive

Commercial Activities

Animal Care and Veterinarian Services

Construction Sales and Services

Convenience Commercial

Food and Beverage Services

Transport and Warehousing

Wholesale Sales

B. Permitted Accessory Uses and Structures

Signs in complying with the regulations established in Section 11-808 of Chapter 8.

Incidental services, such as food and beverage dispensing and sales facilities, to serve employees and guests of an occupant of the district when conducted as an integral part of a principal use and having no exterior display or advertising.

Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.

Accessory off-street parking and loading areas as required in Section 11-807 of Chapter 8.

C. Conditional Uses

The following are conditional uses within this district and may be permitted only in accordance with Chapter 13, Section 11-1306.

Community Facility Activities

Extensive Impact

Intermediate Impact

D. Prohibited Uses

Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Chapter 11 are prohibited.

E. Bulk Regulations

The bulk regulations appearing below apply to all buildings or other structures located on any zone lot or portion of a lot, including all new developments, enlargements, extensions, or conversions in any GI District.

Maximum Lot Coverage	50 percent
Maximum Building Height	35 feet
Minimum Building Setback	50 feet

F. Area Regulations

The following area requirements shall apply to all uses permitted in this district:

Minimum Lot Area	40,000 square feet
Minimum Front Yard	20 feet

Minimum Side Yard 25 feet

Minimum Rear Yard 20 feet

Corner Lots -

On any corner lot, all structures shall conform to the setback requirements for the adjoining street if such requirement is greater than that for this district.

G. Use of Required Yard Areas

The following uses may be made of yard areas, provided such uses are otherwise permissible in this district.

Landscaping

All required yard areas not occupied by driveways, parking areas, or sidewalks and shall be devoted to landscaping.

Driveways

Provided that no driveway shall occupy more than half of any required yard.

Sidewalks

Off-street Parking

Provided that no parking area shall be permitted in any required front yard.

H. Other Requirements

(1) Enclosure Requirements

All uses shall be conducted within completely enclosed buildings except for parking and loading, exterior storage and other accessory uses listed herein which by their nature must necessarily exist outside a building.

(2) Provisions Applying along District Boundaries

In a GI District along such portion of the boundary which coincides with a lot line of a lot in a residential or agricultural district, the buildings and structures shall be set back at least thirty-five (35) feet from such lot line.

(3) Exterior Storage

Exterior storage may be permitted in the side and rear of the principal building only, provided the location, extent, and screening of storage is approved as a part of the site plan by the Planning Commission; and further provided that exterior storage shall be screened from public view by a suitable fence, wall, or hedge not exceeding fifteen (15) feet in height with the stored materials to be kept at least two (2) feet below the top of such screen.

(4) Surfacing of Storage Areas

All storage areas shall be surfaced to provide a durable and dust-free surface. All areas shall be graded and drained so as to dispose of all surface water accumulated within the area.