

ARTICLE VII. INDUSTRIAL DISTRICT

7-101: PURPOSE

The Industrial District is provided to accommodate a range of manufacturing, warehousing, transportation and wholesaling uses that are compatible with the suburban residential character of the City.

7-102: PERMITTED USES, CONDITIONAL USES, AND SPECIAL PERMIT USES

In interpreting the permitted and special use designations, reference should be made to the North American Industry Classification System, as amended by the City (see Appendix A) and Section 11-501 of this Code.

7-103: ACCESSORY USES AND STRUCTURES

Accessory uses and structures are permitted in the Industrial District subject to the provisions of Section 9-101 of this Code.

7-104: TEMPORARY USES

Temporary uses are permitted in the Industrial District subject to the provisions of Section 9-103 of this Code.

7-105: PARKING AND LOADING REQUIREMENTS

The parking and loading requirements applicable in the Industrial District are set forth in Section 9-104 and 9-105 of this Code.

7-106: SIGN REGULATIONS

Sign regulations applicable in the Industrial District are set forth in Section 9-106 of this Code.

7-107: BUFFERS AND LANDSCAPING

Requirements relating to buffering and landscaping of certain uses and structures in the Industrial Districts are set forth in Section 9-107 of this Code.

7-108: USE LIMITATIONS

- A. Noise. No noise (other than ordinary vehicular noise) from operations of any use in the Industrial District shall be detectable at any point off the zoning lot on which the use is located.
- B. Glare and Heat. No glare or heat from any operations of any use in the Industrial District shall be detectable at any point off the zoning lot on which the use is located.
- C. Vibration. No earth-borne vibration from any operations of any use in the Industrial District shall be detectable at any point off the zoning lot on which the use is located.

- D. Electromagnetic Interference. Electromagnetic interference from any operations of any use in the Industrial District shall not adversely affect the operation of any equipment located off the zoning lot on which such interference originates.
- E. Fire and Explosive Hazards. Materials that present potential fire and explosive hazards shall be transported, stored and used only in conformance with applicable federal, state and local laws.
- F. Special Hazards. Hazardous, toxic and radioactive materials shall be transported, stored and used only in conformance with all applicable federal, state and local laws.
- G. Safety Equipment. No research or development laboratory or commercial testing facility requiring a special permit shall be established after the effective date of this Code unless the building in which such use is established shall be equipped with sprinkler systems, automatic fire detection and suppression systems and Class 1 electrical fixtures as required by the then current City codes for new construction.
- H. Above Ground Tanks. No above ground tanks designed or used for the storage of flammable or combustible liquids shall be located less than 600 feet from the lot line of any lot on which a fire station is located.

7-109: BULK, SPACE AND YARD REQUIREMENTS

The building height, lot, yard and setback requirements applicable in the Industrial District are set forth in the following table. Footnote references appear in Subsection 7-109 A at the end of the table.

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| A. <u>Maximum Height (whichever is less)(10)</u> | |
| 1. Feet | 50 |
| 2. Stories | 3 |
| B. <u>Minimum Lot Area & Dimensions (1)(5)(9)</u> | |
| 1. Total Lot Area (square feet) | 10,000 |
| 2. Lot Width (feet) | 100 |
| C. <u>Minimum Yard & Setbacks (2)(3)(4)(5)(6)(7)(8)(9)</u> | |
| 1. Front and Corner Side (feet) | |
| a. Yard | 10 |
| b. Setback | 10 |
| 2. Interior Side (feet) | |
| a. Yard | 5 |
| b. Setback | 5 |
| 3. Rear (feet) | |
| a. Yard | 20 |
| b. Setback | 20 |

A. Exceptions and Explanatory Notes

1. Nonconforming Lots. All such lots of record which have been subdivided prior to the effective date of this chapter shall provide a minimum lot area of 7,500 and minimum lot width of 60 feet. See Subsection 10-105 for additional lot requirements with respect to nonconforming lots of record.
2. Yard Requirements for Uses Without Structures. On any lot occupied by a use without structures, the minimum yards that would otherwise be required for such lot shall be provided and maintained.
3. Visibility Across Corners. Notwithstanding any other provision of this Code, nothing shall be erected, placed, planted, maintained or allowed to grow on any corner lot in an Industrial District above a height of 2-1/2 feet from grade within the area of a Sight Triangle as defined in Section 12-206 S of this Code.
4. Transitional Setbacks Abutting Residential Districts. Notwithstanding any other provision of this Section, every building in any industrial district shall be set back at least 75 feet from every lot line adjacent to any residential district.
5. Lot Dimensions and Yards in Planned Developments.
 - (a) Authority to Waive. The Plan Commission may recommend and the City Council may authorize the waiver of the lot dimension and yard requirements of the underlying district when approving special permits for planned developments.
 - (b) Special Requirements; Limitation of Waiver Authority. Special perimeter open space, setback and spacing requirements for planned developments are set forth in Subparagraphs 11-603 E2 (f) and (g) of this Code. Such requirements shall not be waived under any circumstances.
 - (c) Standards for Waiver. No such waiver shall be recommended or authorized except in accordance with the provisions of Subsection 11-603 H of this Code.
6. Special Setbacks for Signs. Special setbacks are established for some signs by Subsections 9-106 J of this Code; those setbacks shall control over the yards and setbacks established in the table.
7. Specified Structures and Uses in Required Yards. The following structures and uses, except as limited below, may be located in any required yard:
 - (a) Accessory uses, subject to the limitations of Section 9-101.
 - (b) Statuary, arbors, trellises and ornamental light standards having a height of ten feet or less.

- (c) Awnings, canopies, eaves and gutters projecting not more than three feet from an exterior wall.
 - (d) Bay windows and balconies projecting not more than three feet from an exterior wall for a distance not more than 1/3 of the length of such wall; provided that such projections shall come entirely within planes drawn from the main corners of the building at an interior angle of 22-1/2 degrees with the wall in question.
 - (e) Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, cornices and the like projecting not more than two feet from an exterior wall.
 - (f) Outside stairways projecting from an exterior wall not more than three feet and having a height of four feet or less.
 - (g) Flagpoles.
 - (h) Non-mechanical laundry drying equipment, except in front yards.
 - (i) Off-street parking and loading, but only as expressly authorized in Paragraphs 9-104 C 1 and 9-105 C 1 of this Code.
 - (j) Terraces.
 - (k) Recreational devices, except in front yards.
 - (l) Fences, walls, and hedges, subject to the limitations of Section 9-107 of this Code.
8. Platted Building and Setback Lines. See Subsection 12-101 F of this Code.
9. Lot Dimensions and Yards for Electrical Substations
- (a) Authority to Waive. The City Council may authorize the waiver of the lot dimension and yard requirements of the underlying district when approving site plans for electrical substations.
 - (b) Standards for Waiver. No such waiver shall be recommended or authorized except on the basis of need and impact on the surrounding properties.
10. Height Restrictions. When such zoning lot abuts a residential zoning district, the height shall not exceed thirty-five (35) feet.