

ARTICLE 9 INDUSTRIAL

Sec. 29.900. INDUSTRIAL BASE ZONES.

(1) **Purpose.** The industrial base zones established by this Ordinance are General Industrial (GI) Zone and Planned Industrial (PI) Zone. Each of these zones is intended to reserve appropriately located areas for predominantly industrial uses and to protect these areas from intrusion by dwellings and other inharmonious uses. The zones are intended to promote the economic viability of the City's industrial areas and to provide standards to assure safe, functional, efficient and environmentally sound industrial areas and to provide standards to assure safe, functional, efficient and environmentally sound operations. Differentiation between the zones is intended to provide appropriate areas for industrial uses of different character, intensity or impact while minimizing potential conflicts among land users.

(2) **Use Regulations.** Use regulations for the Industrial Base Zones are set forth on the Use Tables as follows: GI Zone, Table 29.901(2), and PI Zone, Table 29.902(2).

Sec. 29.901. "GI" GENERAL INDUSTRIAL ZONE.

(1) **Purpose.** This Zone is intended to provide a limited development review procedure, involving only developer- and staff-coordinated efforts to satisfy the planning and permitting requirements. This District applies to those areas where there is a need to provide a desirable industrial environment and to promote economic viability of a type generally not appropriate for or compatible with retail sales areas. A site plan review process is required in order to assure such development and intensity of use in a way that assures safe, functional, efficient and environmentally sound operations.

(2) **Permitted Uses.** The uses permitted in the GI Zone are set forth in Table 29.901(2) below:

**Table 29.901(2)
General Industrial (GI) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES	N	--	--
OFFICE USES	Y	SDP Minor	Staff
TRADE USES			
Retail Sales and Service - General Uses greater than one 3,000 sf use per site require a Special Use Permit from the ZBA.	Y	SDP Minor/SP	Staff/ZBA
Automotive and Marine Craft Uses greater than one 10,000 sf use per site require a Special Use Permit from the ZBA.	Y	SDP Minor/SP	Staff/ZBA
Entertainment, Restaurant and Recreation - General	N	--	--
Banquet halls, and Exhibition and meeting areas	Y when in combination with manufacturing and processing industrial uses on the same lot or parcel	SDP Minor	Staff
Wholesale Trade	Y	SDP Minor	Staff
INDUSTRIAL USES			
Manufacturing/Processing *Except Major Industrial Groups 28 & 29	Y*	SDP Minor	Staff
Resource Production/Extraction	Y	SDP Minor	Staff
Warehousing/ Freight Storage	Y	SDP Minor	Staff

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Industrial Service (except Salvage Yards)	Y	SDP Minor	Staff
Salvage Yards See Sections 29.1306 and 29.1503.	Y	SP	ZBA
Waste-Processing and Transfer	Y	SP	ZBA
INSTITUTIONAL USES			
Child Day Care Facilities and Vocational/ Technical High Schools	Y	SDP Minor	Staff
Colleges and Universities	Y	SP	ZBA
TRANSPORTATION, COMMUNICATIONS, AND ESSENTIAL SERVICES	Y*	SDP Minor	Staff
*Except Passenger Terminals			
Personal Wireless Communication Facilities	Y	SP	ZBA
MISCELLANEOUS USES			
Adult Entertainment Facilities	N	--	--
Commercial Outdoor Recreation	N	--	--
Detention Facilities	Y	SP	ZBA
Major Event			
Entertainment	N	--	--
Vehicle Servicing Facilities	Y	SDP Minor	Staff

Y = Yes: permitted as indicated by required approval.

N = No: prohibited

SP = Special Use Permit required: See Section 29.1503

SDP Minor = Site Development Plan Minor: See Section 29.1502(3)

SDP Major = Site Development Plan Major: See Section 29.1502(4)

ZBA = Zoning Board of Adjustment

(Ord. No. 3591, 10-10-00; Ord. No. 3817, 01-11-2005; Ord. No. 4105, 01-10-12)

(3) **Zone Development Standards.** The zone development standards applicable in the GI Zone are set forth in Table 29.901(3) below:

**Table 29.901(3)
General Industrial (GI) Zone Development Standards**

DEVELOPMENT STANDARD	GI ZONE
Minimum Lot Area	No limit
Minimum Frontage	25 ft.
Minimum Building Setbacks	
Front Lot Line	10 ft.; 40 ft. if abutting an arterial street, except for a fuel pump canopy, which shall maintain a 10 ft. setback from an arterial street, measured from the front edge of the canopy
Side and Rear Lot Lines	12 ft.; 40 ft. if abutting an arterial street except for a fuel pump canopy, which shall maintain a 10 ft. setback from an arterial street, measured from the front edge of the canopy
Lot line abutting a Residentially Zoned Lot	20 ft.
Landscaping in Setbacks Abutting a Residentially-Zoned Lot	10 ft. minimum with Industrial screen and wall. See Section 29.403
Maximum Building Coverage	85%
Minimum Landscaped Area	15%
Maximum Height	100 ft. or 9 stories
Parking Allowed Between Building and Streets	Yes
Drive-Through Facilities Permitted	Yes. See Section 29.1303
Outdoor Display Permitted	Yes. See Section 29.405
Outdoor Storage Permitted	Yes. See Section 29.405
Trucks and Equipment Permitted	Yes

(Ord. No. 3970, 10-28-08; Ord. No. 4312, 6-27-16)

(4) **Site Development Plan Requirements.**

(a) In addition to Minor or Major Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:

- (i) approximate number of employees;
- (ii) approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons per Day + Chemical Oxygen Demand or Biochemical Oxygen Demand) electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons); and...

(Ord. No. 3591, 10-10-00; Ord No. 3893, 10-5-06)

(iii) possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, or fumes, vibration, heat.

(b) No Site Development Plan approval will be issued for any use in the GI District if the determination is made by the approving authority exercising independent judgment, that there is reason to believe that the proposed use or structure, as presented by the application, will create a nuisance in terms of diminished air quality, smoke, noise, toxic matter, odor, vibration, glare, sewage waste, water quality, street system capacity, heat or other condition detrimental to the public health and safety or reasonable use, enjoyment and value of other properties; or diminish the quality or quantity of any utility service presently provided by the City. Furthermore, no approval or permit shall be issued unless there is compliance with all other applicable City, state and federal regulations.

Sec. 29.902. "PI" PLANNED INDUSTRIAL ZONE.

(1) **Purpose.** This District is intended to be applied to those areas where there is a need to provide a desirable industrial environment. It is also intended to:

- (a) Accommodate large-scale industrial land uses;
- (b) Promote a clustered and integrated development in a park-like setting; and
- (c) Locate such developments near limited-access highways, air transportation or the Research Park.

(2) **Permitted Uses.** The uses permitted in the PI Zone are set forth in Table 29.902(2) below:

**Table 29.902(2)
Planned Industrial (PI) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N	--	--
Household Living	N	--	--
Short-term Lodgings	N	--	--
OFFICE USES	Y	SDP Minor	Staff
TRADE USES			
Retail Sales and Services - General	N	--	--
Retail Trade - Automotive, etc.	N	--	--
Entertainment, Restaurant and Recreation Trade Except as necessary to an industrial use, in which case a Special Use Permit is required from the ZBA.	N	--	--
Wholesale Trade	N	--	--
INDUSTRIAL USES			
Industrial Service - limited to: printing, publishing, commercial art and reproduction services; and research and development laboratories	Y	SDP Minor	Staff