

**ARTICLE 12. INDUSTRIAL DISTRICTS**

- § 155.161 Purpose
- § 155.162 Permitted and Conditional Uses
- § 155.163 Dimensional Standards
- § 155.164 Specific Development Standards
- § 155.165 Design Standards

**§ 155.161 PURPOSE.**

The Industrial Districts are established to maintain and enhance the City’s economic base and foster employment in proximity to residential neighborhoods, while avoiding or mitigating potential off-site impacts to residential or other less intensive uses. The industrial districts and their specific purposes are as follows:

(A) *Light Industrial.* The Light Industrial (LI) District is intended to allow economic activity in areas in close proximity to commercial and residential uses. Allowed uses include light industrial uses, as well as commercial and recreational uses that require large sites. The Light Industrial District shall serve as a transitional district between the Heavy Industrial Districts and commercial and residential districts. Because the location of this district may be adjacent to commercial and residential uses, standards for landscaping, screening, buffering and outdoor storage are designed to mitigate potential off-site impacts.

(B) *Heavy Industrial.* The Heavy Industrial (HI) District is intended to allow manufacturing and similar economic activity that may have significant off-site impacts. Standards for landscaping, screening, buffering and outdoor storage are designed to mitigate potential off-site impacts.

**§ 155.162 PERMITTED AND CONDITIONAL USES.**

Table 12-1 lists all permitted and conditional uses allowed in the LI and HI Districts. “P” indicates a permitted use, “C” a conditional use. Uses not so indicated shall be considered prohibited. “Standard” cross-references standards applicable to specific uses in other subsections or Articles of this Ordinance.

**Table 12-1.**

	LI	HI	Standard
<b>Residential Uses</b>			
<b>Group Living</b>			
Correctional Facilities	C	C	155.164(A)
Semi-Transient Accommodations	C	--	155.102(F)

	LI	HI	Standard
<b>Public and Civic Uses</b>			
Day Care Center	C	--	155.103(D)
Public Safety Facilities	P	--	155.103(C)
<b>Services</b>			
Business Center	P	P	
Business Services	P	P	
Offices	P	P	
Commercial Kennel	C	--	
Communication Services	P	--	
Funeral Home	P	--	
Repair and Maintenance Shop	P	P	
Self-Service Storage	P	P	155.104(D)
Trade Shop	P	P	
Transportation Services	P	P	
Veterinary Services	P	--	
<b>Food Services</b>			
Standard Restaurant	C	C	155.164(B)
<b>Sales of Merchandise</b>			
Building Supplies Sales	P	P	
Furniture & Appliance Sales, Rental, Showrooms	P	--	
Garden Center	P	--	
Grocery, Supermarket	--	--	
Liquor Store	C	--	
Neighborhood Convenience Store	P	--	
Warehouse Club Sales	--	--	
Wholesaling	P	P	
<b>Automotive/Vehicular Uses</b>			
Automobile Maintenance Service	P	--	

	LI	HI	Standard
Automobile Parts/Supply	P	--	
Car Wash	P		155.106(A)
Commercial Vehicle Repair	P	P	
Gasoline Station	P	--	155.106(B)
Sales and Storage Lots	P	P	155.106(C)
<b>Outdoor Recreation</b>			
Outdoor Recreation Facility	P	P	155.107(E)
Parks and Open Areas	P	P	
Outdoor Entertainment, Restricted Recreation	C	--	155.107(D)
<b>Indoor Recreation/Entertainment</b>			
Indoor Athletic Facility	P	--	155.108(B)
Indoor Recreation	P	--	155.108(B)
<b>Agricultural and Related Services</b>			
Agricultural Services	P	P	
Agricultural Support	P	P	
<b>Industrial and Extractive Uses</b>			
Non-production Industrial	P	P	
Light Industrial	P	P	
Heavy Industrial	--	P	
Laundry Plants	P	P	
Landfill – Demolition Debris	--	C	155.109(A)
Motor Freight and Warehousing	C	C	155.109(D)
Research and Testing	P	P	
Resource Extraction	--	C	155.109(B)
Scrap and Salvage Services	--	C	155.109(C)
<b>Transportation and Communication Uses</b>			
Local Transit Facilities	P	P	

Ord. No. 517 Adopted 2/11/2013

	LI	HI	Standard
Communications Towers	P	P	155.110(B)
Railroad Facilities	P	P	
<b>Accessory Uses</b>			
Adult Establishment – Limited	C	C	155.108(A)
Drive-Through Facility	P	--	155.111(D)
Parking/Loading Facility	P	P	
Outdoor Storage	P	P	155.165(C)
Outdoor Display	P	P	
Solar energy systems	P	P	155.111(F)
Other structures typically incidental and clearly subordinate to permitted use	P	P	

(Ord. No. 567, adopted 8/15/2016)

**§ 155.163 DIMENSIONAL STANDARDS.**

Lot area and setback requirements shall be as specified in Table 12-2, Lot Dimension and Setback Requirements.

**Table 12-2, Lot Dimension and Setback Requirements, LI and HI Districts**

<b>Minimum Lot Area (sq. ft.)</b>	20,000 sq. ft.
<b>Maximum Height</b>	45 ft.
<b>Maximum Impervious Coverage</b>	75%
<b>Building Setback Requirements (feet)</b>	
Front Yard	25 ft.
Side Yard	10 ft.
Rear Yard	10 ft.
From boundary of a residentially-zoned property	35 ft.

**§155.164 SPECIFIC DEVELOPMENT STANDARDS.**

The following standards apply to specific uses in the industrial districts.

- (A) *Correctional Facility.*

- (1) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.
- (2) On-site services shall be for residents only.
- (3) All new construction or additions to existing buildings shall be compatible with the scale and character of the existing building and surrounding neighborhood.
- (4) An appropriate transition area between the use and adjacent property may be required, to include landscaping, screening and other site improvements consistent with the character of the neighborhood.

(B) *Standard Restaurant.* The establishment shall not exceed five thousand (5,000) square feet of gross floor area.

#### **§ 155.165 DESIGN STANDARDS.**

Development of land within the industrial districts shall follow established standards for traffic circulation, landscape design, parking, signs and other considerations as specified in Articles 5, 6 and 7, except as specified in this section.

(A) *Exterior Building Materials.* The exterior surface of all buildings in the industrial districts, with the exception of structures used for bulk commodity storage such as grain or fertilizer be one of, or a combination of, the following materials:

- (1) Permitted Materials.
  - (a) Face brick, stone, glass or similar material;
  - (b) Architecturally treated concrete;
  - (c) Stucco or other cementitious coating applied in a manner so as to create a harmonious design with other exterior materials;
  - (d) If any of the following materials are used, they may constitute no more than eighty percent (80%) of the building elevation facing a roadway. The remaining twenty percent (20%) must be of comprised of the acceptable accent materials listed below:
    - (i) Decorative concrete block whose color and texture is integral to the material.
    - (ii) Textured or architecturally treated concrete masonry units, or panels, if either sealed or painted in a manner guaranteed by the manufacturer against blistering, peeling, cracking, flaking, checking, or chipping for a minimum of 5 years.

(e) **Acceptable Accent Materials:** To satisfy the requirements of the remaining twenty percent (20%) of a building surface area, the following accent materials are acceptable:

- (i) Face brick, stone, glass or similar material; or
- (ii) Wood if sealed or treated in manner guaranteed for a minimum of 5 years.

(f) **Metal buildings.** Steel frame structures with metal siding and roof are permitted in the industrial districts provided that at least fifty percent (50%) of the front facade and at least ten percent (10%) of the side facades are faced with masonry-type veneer or with face brick, stone, glass or similar material of equivalent quality. On corner lots, at least twenty-five percent (25%) of the corner side facade shall be faced with the above materials.

(2) **Prohibited Materials.** Unadorned pre-stressed concrete panels, plain, flat, or painted concrete block, or any metal not meeting the standards outlined in (e) above.

(3) **Party Walls.** The exposure of party walls shall require the exterior surface of the exposed party wall(s) to be constructed of face brick, stone, or similar material.

(B) ***Design of Accessory Structures.*** Garages and accessory structures shall be of a similar material, quality and appearance as the principal structure. The height of the accessory structure shall not exceed that of the principal structure. Screen walls and exposed areas of retaining walls shall be constructed of a permanent material and finish and shall be of a compatible color and material as the principal structure.

(C) ***Screening Requirements.*** In addition to landscaping required under Article 6, Section 155.89, Parking Lot Landscaping, the following requirements shall apply:

(1) **Industrial/Residential District Boundaries.** Landscaped buffers meeting the standards of Article 6, Section 155.89(F) shall be provided along all boundaries between industrial and residential districts, except where such boundaries follow a public street. The minimum required buffer area shall be ten (10) feet in depth, exclusive of utility easements. Buffers may be located within required setbacks. A combination of landscape materials and fences, walls or berms shall be used to provide year-round screening. Chain-link or barbed-wire fencing shall not be used in buffers.

(2) **Screening of Exterior Storage, LI District.** Exterior materials storage must be totally screened from view from adjacent public streets and adjacent residential properties, by a wing of the principal structure or a screen wall

constructed of the same materials as the principal structure. Height of the structure or screen wall must be sufficient to completely conceal the stored materials from view at eye level (measured at six feet above grade) on the adjacent street or property.

- (3) Screening of Exterior Storage, HI District. Exterior materials storage must be screened from adjacent residential properties by a combination of fencing, berming and/or landscaping sufficient to provide year-round screening. Screening shall be at least six feet in height, measured from grade.
- (4) Screening of Loading Areas, Industrial Districts. Off-street loading and vehicle service areas must be screened from adjacent public streets and adjacent residential properties by a wing of the principal structure, a screen wall, or a combination of fencing, berming and/or landscaping sufficient to provide year-round screening. Screening shall be at least six (6) feet in height, measured from grade.
- (5) Elevation Differences or Other Unique Circumstances. It is understood that it may not be possible to screen exterior storage from all viewpoints, especially when streets are at a higher elevation than the industrial property. In such cases, alternative screening may be approved that meets the objectives of this section.