

CHAPTER 7 Industrial (I) Zone

SECTION:

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11-7-1: **PURPOSE.** The Industrial zone is established to provide for and encourage the grouping together of industrial uses capable of being operated under such standards as to location and appearance of buildings and the treatment of the land about them, that they will be unobtrusive and not detrimental to surrounding commercial or residential uses.

(Ord. 170-01-13, 1/15/13).

11-7-2: **PERMITTED USES.** The following uses are permitted in the Industrial zone:

- (A) All light industrial uses including manufacturing plants, processing plants and related uses, provided such uses shall not cause:
 - (1) Dust, smoke, gas, fumes, noise, vibrations, or odors beyond the boundaries of the site on which such use is conducted, that are unduly hazardous or injurious to other properties in the vicinity or to the general public.
 - (2) Hazard of fire, explosion, or other physical damage to any adjacent building or plant growth.
- (B) Construction equipment, maintenance or operating equipment of public agencies or public utilities or materials and equipment or a similar nature including lumber, coal, sand and gravel yards.

- (C) Food processing.
- (D) Laundry and dry-cleaning establishments of an industrial character.
- (E) Accessory buildings, subject to the restrictions in section 11-11-6 of this Code.
- (F) Other similar uses that are determined by the City Council to be compatible with the purpose and intent of this zone.

(Ord. 170-01-13, 1/15/13).

11-7-3: CONDITIONAL USES.

- (A) The City may, after notice and public hearing pursuant to Chapter 8 of this Title, permit the uses specified below, where such uses are deemed essential or desirable to the public convenience or welfare. On all conditional use permit applications, the City shall have the discretion to require an impact statement to assess the impact of the proposed conditional use upon surrounding properties and upon city services and infrastructure. The City may impose such conditions and safeguards, as it deems necessary to protect the best interests of the surrounding property or neighborhood and city services or infrastructure from damage, hazard, nuisance or other detriment.
- (B) The following conditional uses are permitted in the Industrial zone:
 - (1) All heavy industrial uses.
 - (2) Temporary buildings used necessary for construction purposes for a period not to exceed one (1) year.
 - (3) Broadcasting towers for radio or television.
 - (4) Wireless communication towers and associated operational facilities, buildings, and equipment, provided such facilities are located within a T-1 or T-2 Overlay zone and are compliant with the provisions set forth in Chapter 2, Title 10 of this City Code.
 - (5) Storage, for wholesale or for distribution in bulk, of any flammable liquid above or below ground.
 - (6) Sewage treatment plants and similar facilities.
 - (7) Railroad box cars, motor vehicle cargo containers or other containers normally used for the shipment of freight, cargo or other items, by rail, ship or motor vehicular transportation, where the owner uses such containers for storage purposes.
 - (8) Recycling collection centers.
 - (9) Any lawful use not otherwise permitted in any other zone established under this Title.

- (10) Buildings or structures exceeding five (5) stories or forty-five (45) feet in height, whichever is greater, but in no event exceeding one hundred fifty (150) feet in height.

(Ord. 170-01-13, 1/15/13); (Ord. 190-02-15, 2/17/15).

11-7-4: **HEIGHT REGULATIONS.** No building or structure shall exceed five (5) stories or forty-five (45) feet in height, whichever is greater, unless approved as a conditional use under section 11-7-3(A) of this Chapter. Roofs above the square of the building and building architectural design features not used for human occupancy, such as chimneys, flag poles, television antennas, ornamental architectural design appurtenances or other similar building features, shall not be considered in determining such height.

(Ord. 170-01-13, 1/15/13).

11-7-5: **SETBACK AND SITE REQUIREMENTS.** The following setback requirements shall apply for the Industrial (I) zone.

- (A) **Front Yard.** The front yard setback shall be a minimum of twenty-five (25) feet when a lot abuts, touches, or adjoins, or is across the street from a residential district, otherwise no front yard setback is required.
- (B) **Side Yard.** The side yard setback shall be a minimum of twenty (20) feet when a lot abuts, touches, or adjoins a residential district, otherwise no side yard setback is required.
- (C) **Rear Yard.** The rear yard shall be a minimum of twenty (20) feet when a lot abuts, touches, or adjoins a residential district, otherwise no rear yard setback is required.
- (D) **Visibility Requirements.** Any corner lot must meet the visibility setback requirements as imposed by the City, county or state.
- (E) **Protection of Waterways.** Any development near any irrigation canal or ditch shall protect the canal or ditch right-of-way from encroachment and meet all standards required by the owner of the canal.

(Ord. 170-01-13, 1/15/13).

11-7-6: **AREA REQUIREMENTS.** There shall be no minimum lot size.

(Ord. 170-01-13, 1/15/13).

11-7-7: **WATER AND SEWER SERVICES.** Industrial activities shall secure an adequate water supply and shall provide for the proper treatment of discharge water in a manner to eliminate adverse effects upon the IBSD sewer system and the environment.

(Ord. 170-01-13, 1/15/13).

11-7-8: **OFF-STREET PARKING REQUIREMENTS.** Off-street parking shall comply with Chapter 12 of this Title.

(Ord. 170-01-13, 1/15/13).

11-7-9: **LANDSCAPING/BUFFERING REQUIRED.** Landscaping shall cover at least five percent (5%) of the parking lot areas of any industrial development. Landscaping shall be placed in a manner to buffer adjacent incompatible uses. This requirement shall apply to all new industrial development for which a permit is issued after the date of the ordinance adopting this Title, and to any remodel of an industrial facility should it be determined that more than fifty percent (50%) of the facility is being remodeled or expanded. If the industrial development abuts a residential area, a buffer of landscaping or fencing shall divide the industrial development from the residential area. No buffer shall exceed six (6) feet in height. The City Council shall review and approve all landscaping plans.

(Ord. 170-01-13, 1/15/13).