

ARTICLE D. INDUSTRIAL ZONE

9-4D-1: GENERAL APPLICATION:

This article provides which uses are permitted in the industrial zone and the restrictions for such uses, and those uses for which a special use permit is required. (Ord. 6-2e, 2000; Ord. 6-2f, 2002)

9-4D-2: LOT RESTRICTIONS AND ACCESS REQUIREMENTS:

- A. Lot Size: Minimum lot size shall be fifteen thousand (15,000) square feet.
- B. Compliance Required: No building in the industrial zone shall be altered, erected, reconstructed or moved except in conformance with the provisions of this title and the requirements of this zone.
- C. Parking Space Requirements: All uses in the industrial zone shall meet the minimum parking space requirements as provided in chapter 5, article E of this title.
- D. Green Space: In the discretion of the planning and zoning commission, and consistent with the surrounding uses and aesthetics, "green space" as defined by subsection 9-1-2B of this title, not to exceed twenty five percent (25%) of the total lot area, may be required.
- E. Access: All lots in the industrial zone shall have at least one existing "legal access" to a public street as defined in subsection 9-1-2B of this title.
- F. Additional Specific Conditions: The planning and zoning commission and the city may add specific conditions to any industrial district to require compatibility with surrounding uses and to assure compliance with the intent of this title and the health and safety of the public. (Ord. 6-2e, 2000; Ord. 6-2f, 2002)

9-4D-3: USES PERMITTED:

The following uses are permitted in the industrial zone:

Golf courses and other athletic facilities.

Manufacturing, processing, fabrication or assembly of products that meet the following criteria:

- A. Carried on in such a manner as to not create a hazard of fire or explosion.

- B. All byproducts, emissions, waste and other discharges must meet the minimum standards of all local, state and federal agencies with jurisdiction, including, but not limited to, EPA, health district, sewer district and sanitary landfill district. In addition, said use shall not negatively impact adjoining and/or adjacent properties.
- C. All storage of materials, equipment, inventory, supplies, etc., must either be indoors or contained within a six foot (6') high, sight obscuring fence. Storage of hazardous, flammable or explosive materials must be in accordance with northside fire department requirements. All storage structures must comply with the structure setback requirements of this title.

Storage. All storage must be indoors or within a six foot (6') high, sight obscuring fence. All storage structures must comply with the structure setback requirements of this title; provided, no commercial sales shall be permitted from such storage facility.

Contactor's Yard

~~Sales of goods produced on-site~~ Sales associated with a permitted use in the zone

9-4D-4: SPECIAL USES:

The following uses are permitted in the industrial zone with a special use permit: Animal clinics, orphanages, hospitals, boarding kennels and runs, animal training schools:

- A. Minimum Area: No special minimum area.
- B. Housing Of Animals: All animals will be housed in permanent structures which can be physically enclosed during nighttime hours. Excluding farm animals, but they must be in a fenced area.

Auto wrecking yards:

- A. Minimum area: Five (5) acres.
- B. A sight obscuring fence must be constructed around the entire storage area, a minimum of eight feet (8') in height or higher to conceal the sight of public nuisance.
- C. No materials, parts, automobiles or junk will be visible from any public right of way.
- D. A performance bond may be required for assurance of compliance with the provisions of this special use; said bond will be renewable every two (2) years, after inspection of the premises determines the advisability of such a renewal.

Food processing plants, not including slaughterhouses and rendering plants.

Heliports.

Plants for the manufacture of explosives.

Public utility complex facility:

- A. Minimum Area: No minimum area required.
- B. Land Coverage: The area of land covered by buildings shall not exceed thirty-five percent (35%) of the total lot area.
- C. Considerations: In considering applications, the planning and zoning commission shall consider the public convenience and necessity of the facility. The planning and zoning commission will also consider any adverse effect that the facility will have upon properties in the vicinity and may require such reasonable restrictions or conditions of development; or protective improvements as to uphold the purpose and intent of this title and the comprehensive plan.
- D. Conditions: Specified conditions with respect to emissions of noise, particulate matter or vibrations may be prescribed differently from those required in a given district, as to be compatible with other applicable state and federal standards.

Rental warehouses and mini storages, provided the location is three hundred feet (300') or farther from the centerline of the nearest arterial as defined under subsection 9-1-2B of this title.

- A. No outdoor storage or commercial sales of any kind.
- B. All lighting shall be confined to the premises and shall produce no glare visible from adjacent properties or rights of way. (Ord. 6-2e, 2000; Ord. 6-2f, 2002; Ord.2007-5, 6-4-2007)