

**ARTICLE XXIII
 (GI) GENERAL INDUSTRIAL DISTRICT
 (LIC) LIMITED INDUSTRIAL/COMMERCIAL DISTRICT**

Section 23.01 Purpose

The GI and LIC Districts are established to provide for a range of industrial as well as other employment-generating activity which may be industrial/commercial in nature. Two (2) separate industrial districts are established.

A. GI-General Industrial District

This district provides areas where most industrial and industrial related activities may locate. Non-industrial activities are limited and residential uses are prohibited. The district is primarily intended for areas which are undeveloped, having larger lots and irregular block patterns, but may also be utilized to encourage the adaptive reuse of existing older industrial areas.

B. LIC-Limited Industrial/Commercial District

This district provides areas for a wider range of employment opportunities. The district allows for a more restrictive range of industrial activities, but a wider range of office, business and retail uses. This district is particularly intended for areas having high exposure to expressways or other arterial highway.

Section 23.02 Permitted and Conditional Activities

Permitted and conditional activities in each district are as shown on the following table. Descriptions and characteristics of activity categories listed are contained in Section 23.03.

<u>Activity</u>	District	
	<u>GI</u>	<u>LIC</u>
<i>Industrial Categories</i>		
• Industrial Product Sales	P	C
• Industrial Service	P	C
• Manufacturing and Production	P	C
• Warehouse and Distribution	P	C
<i>Sales and Service Categories</i>		
• General Office Activities	P	C
• Personal Service	P	C
• Retail Product Sales and Service	N	P
• Vehicle Service	P	P
<i>Other Activities</i>		
• Radio/Television Broadcast Facility	P	C
• Off Premises Signs	P	C
• Class II Group Residential Facility	C	C

P=Permitted Activity C=Conditional Activity N=Not Permitted

Section 23.03 Activity Categories For Industrial Districts

23.03.01 Industrial Categories

A. Industrial Product Sales

Characteristics. Firms are involved in the sale, rent or lease of products generally intended for industrial or commercial users. Sales may be wholesale or retail. Emphasis is on on-site sales or order taking and may include display areas. Products may be delivered to the customer.

Accessory Activities. Accessory activities may include administrative offices, product repair, and warehouses.

Examples. Industrial Product Sales activities may include; sale of machinery and equipment, special trade tools, electrical supplies, janitorial supplies, restaurant equipment, office furniture and store fixtures, Industrial Product Sales also include industrial equipment and vehicle rentals.

Exceptions. Firms that primarily engage in retail sales to the general public are classified as Retail Product Sales and Service.

B. Industrial Service

Characteristics. Firms are engaged in the repair or servicing of industrial, business or consumer machinery, equipment or products. Few customers, especially the general public, come to the site.

Accessory Activities. Accessory activities may include administrative offices.

Examples. Industrial Service activities may include welding shops; machines shops/ tool and appliance repair; electric motor repair; truck and large equipment repair, storage and salvage; headquarters for building, heating, plumbing or electrical contractors; printing, publishing and blueprinting; janitorial and building maintenance services; medical, search and testing laboratories; laundry, dry-cleaning and carpet cleaning plants; and photo finishing laboratories.

C. Manufacturing and Production

Characteristics. Firms are involved in the manufacturing, processing, fabrication, packaging or assembly of goods. Raw, secondary or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants or to order for firms or consumers. Goods are generally not displayed or sold on-site. Relatively few customers come to the manufacturing site.

Accessory Activities. Accessory activities may include; administrative offices, cafeterias, employee recreational facilities, warehouse, storage yards, outlets, and care takers's quarters. Retail outlet as an accessory to manufacturing plants shall be treated as Retail Products Sales and Service.

Exceptions. Manufacturing of goods to be sold primarily on-site and to the general public are classified in the Retail Product Sales and Service category.

D. Warehouse and Distribution

Characteristics. Firms are involved in the movement, storage and/or sales of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer. The category includes wholesale sales which are not open to the general public and where on-site sales are low.

Accessory Activities. Accessory activities may include: administrative offices, truck fleet parking and maintenance areas, repackaging of goods, and showrooms or display areas, but generally not for direct sale.

Examples. Warehouse and Distribution firms may include: warehouse used by retails stores such as furniture and appliance stores; food and hardware distributors; household moving and general freight storage; distribution of industrial items; building materials, plumbing and electrical distributors; truck terminals; parcel services; major post offices; mail order houses; and public mini-warehouses.

23.03.02 Sales and Service Categories

A. General Office Activities

Characteristics. Firms where activities are conducted in an office setting and generally focus on business or personal services. If the office activity is part of a larger firm, it does not need to be on the same site as the primary activity. Most people coming to the site are employees.

Accessory Activities. Accessory uses may include; cafeterias, health facilities, or other amenities primarily for the use of employees in the firm or building.

Examples. Examples include professional services such as lawyers, accountants, engineers or architects; financial businesses such as brokerage houses, lenders, or realtors; data-processing; sales offices; industrial or commercial company headquarters when not adjacent with other portions of the firm; and government offices.

B. Personal Service

Characteristics. These establishments provide on-site personal services or entertainment to the general public or business person.

Accessory Activities. Accessory uses may include; administrative offices, product sales and laboratories.

Examples. examples include barbers, hair salons and personal care services; banks, saving and loans and credit unions; continuous entertainment activities such as arcades, bowling alley, ice rinks, libraries, and museums; cafes, restaurants, bars and taverns, day care facilities; Laundromats; business and trade schools, dance and martial arts schools; health clubs, gyms, racquet centers, membership clubs, and lodges; medical related offices such as doctors, dentist, optometrists and veterinarians; public service agencies such as employment offices, social service agencies, and permit issuing offices.

C. Retail Product Sales and Service

Characteristics. Firms are involved in the sale, lease or rent of used products or goods to the general public and/or provide on-site product repair or services for consumer and business goods. Goods are displayed and sold on-site, and use or consumption is primarily off-site. Goods are generally taken off-site by the customer at the time of sale or may be delivered by the firm. For items being serviced, customers generally deliver and pick up the items and spend little time at the site.

Accessory Activities. Accessory uses may include: offices, storage and display of goods.

Examples. Examples include: stores selling apparel, housewares, furniture, hardware, auto parts, flowers, personal care items, sporting goods, office products and machines, and computers; food produce or meat markets: delicatessens and caterers; tool rental and household moving centers; sales of cars, motorcycles, boats and recreational vehicles; repair of TVs, appliances, shoes, precision instruments and business machines; laundry or dry cleaning drop off; on-site laundries; photo drop-off; quick printing or reproducing; tailors; locksmiths; upholsterers; and furniture refinishing.

Exceptions.

1. Lumber yards and similar building material sales which sell primarily to contractors and do not have a retail orientation are classified in the Industrial Product Sales Category.
2. Repair and service of consumer vehicles is classified in the Vehicle Service category. Repair of motor vehicles in conjunction with vehicle sales is classified in the Vehicle Service category.

3. Repair and service of industrial vehicles and equipment is classified in the Industrial Service category.

D. Vehicle Services

Characteristics. Firms servicing automobiles, light trucks and other consumer vehicles such as motorcycles, boats and recreational vehicles.

Accessory Activities. Accessory uses may include offices and sales of parts.

Examples. Examples may include gas stations, vehicle repair, auto body shop, alignment shop, auto upholstery shop, tire sales and mounting, towing and vehicle storage: and surface or garage fee parking.

23.03.04 Other Activity Categories

A. Radio or Television Broadcast Facility

Characteristics. Any and all devices, equipment, machinery, structures or supporting elements necessary to produce non-ionizing electromagnetic radiation within the range of frequencies from 100 Khz to 300 Khz and operating as a separate unit to produce a signal or message.

B. Off-Premises Signs

Subject to regulations of Article XXXV of this Ordinance.

Section 23.04 Lot and Yard Requirements

23.04.01 Minimum Lot Area

No minimum lot area is required in the GI or LIC. Districts, however, lot area shall be sufficient to provide for all yards and distances as required by this Ordinance.

23.04.02 Lot Width

All lots shall abut a public or private street and have adequate lot width to provide for yards and distances as required by this Ordinance.

23.04.03 Minimum Front Yard Depth

Forty (40) feet, or the average of the front yard depth of the five (5) nearest commercial structures on the same side of the street.

23.04.04 Side Yards

For any structure or service area within the GI or LIC. Districts, the required side yard shall be not less than twenty-five (25) feet from any interior lot line.

23.04.05 Rear Yards

For any structure or service area within the GI or LIC Districts, the required rear yard shall not be less than twenty-five (25) feet from any interior lot line.

23.04.06 Maximum Lot Coverage

For structures and paved areas within the GI or LIC Districts, the maximum lot coverage shall be 80%. The remainder of the site shall be maintained or landscaped in natural vegetation.

23.04.07 Distance from Residential Districts

- A. For any land annexed to the City after the effective date of this Ordinance which is zoned into the GI District, no structure, service area or parking area shall be located less than 500 feet from any district where residences are a permitted use.
- B. For any land within the City as of the effective date of this Ordinance which is located in the GI District, no structure, service area or parking area shall be located less than 200 feet from any district whose residences are a permitted use.
- C. In no case shall any structure, service area or parking area in any LIC District be located less than 200 feet from any district where residences are a permitted use.
- D. In older developed areas of the City where existing platted lots within one (1) block of the subject property average less than seventy-five (75) feet in width, and industrial or business uses are located in close proximity to existing residences, the provisions of Section 23.04.07 A through C above shall not apply. In such cases, the front, side and rear yards for such industrial and/or business uses shall not be less than the front, side and rear yards as specified for those residences.

Section 23.05 Exterior Development

23.05.01 Exterior Operations

Exterior Operations include: outdoor processing, assembly or fabrication of goods; movement of bulk goods not in containers or pipelines; maintenance, repair and salvage of equipment. Exterior operations shall not be permitted in the LIC District, but shall be permitted in the GI District.

23.05.02 Exterior Storage

Exterior Storage includes the outdoor storage of: raw or finished goods (packaged or bulk) including gases, chemicals, gravel, building materials; packing materials; salvage goods; machinery; equipment; damaged vehicles, etc. Exterior storage shall be permitted in the GI

District but not permitted in the LIC Districts, unless an acceptable plan for screening such storage is submitted to and approved by the Planning and Zoning Commission.

23.05.03 Accessory Structures

Accessory structures of up to 320 square feet in size must maintain a minimum of ten (10) feet side and rear yard setbacks and ten (10) feet separation between buildings. Buildings larger than 320 square feet must follow the setbacks established above.

23.05.04 Exterior Display

Exterior Display includes the display of products, vehicles, equipment and machinery for sale or lease. Display items are intended to be viewed by customers and are not just being stored or parked. Exterior display does not include damaged vehicles, vehicles, or equipment being serviced, bulk goods and materials, or other such products. Exterior display shall not be permitted in the GI District but shall be permitted in the LIC District.

Section 23.06 Off-Site Impacts

No land or structure in the GI or LIC Districts shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district. Such impacts may result from noise, vibration, odor, smoke or dust or glare. Statements in writing that such uses comply or will comply with such uses may be required by the Planning Commission from the owner. In cases of doubt the City shall select and arrange for an independent survey by a professional engineer qualified in that particular field and the costs for such service shall be paid by the applicant.

A. Noise

The sound pressure level of any operation on a lot within the GI or LIC Districts shall not exceed the average intensity of street traffic noise in the nearest residential districts, and no sound shall be objectionable due to intermittence, best frequency or shrillness.

B. Vibration

No vibrations which are perceptible without the aid of instruments shall be permitted, as measured on the lot within the non-industrial district.

C. Odor

No emission of odorous matter in any quantities so as to produce a public nuisance shall be permitted, as measured on the lot within the non-industrial district.

D. Dust and Smoke

The emission of smoke, soot, fly ash, fumes, dust or other types of pollutants borne by the wind shall be controlled so that the rate of emission and quantity deposited do not create a public nuisance, as measured on the lot within the non-industrial district.

E. Glare

Exterior lighting shall be used in a manner that produces no glare on public highways or non-industrial zoned land.

Revisions: Ord 02-91, effective 09/06/02; Ord 05-53, effective 06/03/05; Ord 09-74, effective 07/21/09