

Sec. 18-197. Industrial Districts.

(a) Purpose. The Industrial District provides for the industrial employment base of the City through the development of manufacturing, distribution, and warehousing uses along with needed commercial support services. Industrial uses that are hazardous or high risk are permitted only with special review and after the hazards and risks have been adequately addressed.

(b) Main uses permitted.

(1) Agricultural uses.

Commercial greenhouse and nursery (SUP).

Crop production (L).

(2) Industrial uses.

Heavy Equipment Operator Outdoor Training Site (SUP).

Industrial (inside) (high risk) (SUP).

Industrial (inside) (not high risk).

Industrial (outside) (high risk) (SUP).

Industrial (outside) (not high risk).

Mining (SUP).

Outside salvage or reclamation (SUP).

Truck, machinery, heavy equipment sales, service or repair.

Well site or production site.

(3) Institutional and community service uses.

Cemeteries and mausoleum (SUP).

Church.

Crematorium.

Day care facility (SUP).

Hospital and sanitarium (SUP).

Post-secondary, vocational/technical and business schools, public and private.

(4) Lodging uses. None permitted.

(5) Office uses.

Financial institution with drive-in (SUP).

Financial institution without drive-in.

General office.

Medical clinic.

(6) Recreation uses.

Community park, recreation center, or golf course.

Country club (SUP).

Neighborhood park or playground.
Private recreation center, club, or area (SUP).
(7) Residential uses. None permitted.
(8) Retail and personal service uses.
Animal clinic.
Auto service center.
Business school.
Car wash.
Catering service.
Clubs and lodges (nonprofit) (SUP).
Dry cleaning, laundry store.
Equipment rental.
Frozen food lockers.
Garage of repair and rebuilding of personal vehicles.
General merchandise or food with less than 3,500 square feet.
Home improvement centers, lumber, brick or building materials.
Household equipment and appliance repair.
Job printing.
Motor vehicle fueling station.
Pet cemetery (SUP).
Restaurant with drive-in or drive-through (SUP).
Restaurant without drive-in or drive-through.
Sexually oriented business (SUP).
Taxidermist.
Technical and trade school.
Vehicle display, sales, and service.
(9) Temporary uses.
Christmas tree lots (TUP).
Seasonal sales stand (TUP).
Temporary batch plant (TUP).
Temporary construction yard, construction/sales office (TUP).
Temporary grazing (TUP).
Traveling show, carnival or circus (TUP).
(10) Transportation uses.

Airports (SUP).
Heliport (SUP).
Railroad yards (SUP).
Transit passenger shelter.
(11) Utility and public service uses.
Animal shelter.
Commercial radio and TV station.
Electric substation and gas regulator station (SUP).
Electrical generating plant (SUP).
Library.
Local utilities.
Police and fire stations.
Post office.
Refuse transfer station (SUP).
Sewage treatment plant (SUP).
Telephone exchange without shops or offices.
Utility or government installation other than listed.
Water treatment plant, reservoir and water storage tanks.
(12) Wholesale, distribution and storage uses.
Auto auction.
Commercial recycling collection center (SUP).
Contractor's maintenance yard.
Freight terminal.
Grain and feed elevators.
Livestock auction pens or sheds (SUP).
Mini-warehouse (SUP).
Office showroom/warehouse.
Outdoor storage (SUP).
Petroleum products storage and wholesale (SUP).
Warehouse.
(13) Wireless telecommunication uses.
Commercial radio or TV facility (SUP).
Commercial satellite dish (SUP).
Mobile telephone facility (SUP).

Public safety telecommunication facility.

(c) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. However, because of the specific nature of some accessory uses they are specifically listed and subject to additional regulations. See Section 18-355 et seq.

(1) The following accessory uses are not permitted in an Industrial District:

Accessory community center.

Accessory game court.

Home occupation.

Occasional sales (garage sales).

Private stable.

Roadside produce stands.

Swimming pool (private).

Wind energy conversion systems.

(2) The following accessory uses are permitted by right in an Industrial District:

Accessory outside display.

Accessory outside sales.

Accessory outside storage.

Amateur telecommunication facility.

Attachment of telecommunication antenna to existing structure.

Television reception antenna or dish.

(d) Yard, lot, and space regulations.

(1) Front, side, and rear yard.

a. Front, side and rear yards are determined through Development Permit review. For this district the following chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:

TABLE INSET:

For:	Minimum Permitted (feet)	Maximum Required (feet)
Front yard	25	50
Side yard	0 or 15	100
Rear yard	0 or 15	100

b. Performance criteria contained in Sections 18-421, 18-422, and 18-423 shall be used to determine the actual front, side, and rear yard requirements for each project during the

Development Permit review process. Different requirements may be established on the same lot for different types of structures.

(2) Dwelling unit density. No dwelling units permitted.

(3) Floor area ratio. Maximum floor area ratio is 0.5.

(4) Height.

a. Residential proximity slope. If any portion of a building is over 30 feet in height, that portion may not be located above a residential proximity slope. See Subsection 18-426(b).

b. Maximum height in this district is 45 feet, except there is no height limit for structures that:

1. Are unoccupied structures;

2. Are necessary for an industrial use that is permitted in the district; and

3. Will not have a substantial and negative impact on surrounding land uses.

(5) Lot coverage. Maximum lot coverage in this district is 75 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not included in lot coverage calculations.

(6) Lot size. No minimum lot size.

(e) Additional provisions. None.

(Code 1975, § 58-2.126; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2255, § 3, 5-24-93; Ord. No. 2367, § 4, 1-23-95; Ord. No. 2456, § 2, 5-12-97; Ord. No. 2524, § 3, 10-12-98; Ord. No. 2791, § 1, 10-28-03; Ord. No. 2920, § 3, 10-25-05; Ord. No. 3064, § 12, 8-12-08)