

Section 5.24 I-1 Industrial District

5.2401 PURPOSE

The purpose of this district is to provide for the location of industrial uses of moderate size and intensity along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

5.2402 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. Radio and Television Studios and Broadcasting Stations
2. Auto body Shops {Minimum Standards apply}
3. Outdoor storage yards and lots and contractor's storage yards in conjunction with an affiliated office provided that this provision shall not permit wrecking yards or yards used in whole or in part for a scrap or salvage operation. Minimum standards for contractor's yards apply.
4. Welding shops (greater than 3000 sq. feet)
5. Indoor Recreational Facilities including a Restaurant w/o lounge (Amended 04/07/11 ZC11-03-017 OCS#11-2486)
6. Office Warehouse (Amended 03/04/10 ZC09-12-036 OCS#10-2217)
7. Portable Storage Containers Use for Storage (amended 11/04/10 ZC10-08-098 OCS#10-2366)
8. Outdoor Display Pre-Assembled Building, Pool & Playground Equipment (amended 11/04/10 ZC10-08-098 OCS#10-2366)

5.2403 Administrative Permits

The purpose of an Administrative Permit is to provide for a Staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Snowball Stands between April 1 and September 30. (Amended 11/05/09 OCS#09-2151)
- B. Christmas Tree Sales between November 1 and January 1. (Amended 11/05/09 OCS#09-2151)
- C. Seasonal Seafood Peddlers using temporary structures provided that the use is temporary and valid for a period not greater than 6 months. (Amended 11/05/09 OCS#09-2151)
- D. Seasonal Produce stands, provided that the use is temporary and valid for a period not greater than 6 months. (Amended 11/05/09 OCS#09-2151)
- E. Fireworks sales (where allowed) (Amended 11/05/09 OCS#09-2151)
- F. Commercial Excavation, subject to the minimum standards as established in Section 8.01.AV of these regulations. (Amended 03/04/10 ZC09-11-032 OCS#10-2407)
- G. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns. (amended 09/03/15 ZC15-07-055 OCS#15-3393)

- H. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.” (amended 09/03/15 ZC15-07-055 OCS#15-3393)
- I. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations. (amended 01/03/2017 2016-380-ZC OCS#17-3659)

All temporary uses not specifically permitted in these regulations are expressly prohibited.

5.2404 SITE AND STRUCTURE PROVISIONS

- A. Maximum Building Size – The maximum building size in the I-1 District shall be forty thousand (40,000) square feet.
- B. Minimum Lot Area
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. Minimum Area Regulations
 - 1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than eighty (80) feet.
 - 2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
 - 3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
 - 4. Transitional Yard - Where I-1 District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
 - a. Where lots in I-1 District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In I-1 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - c. In I-1 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - d. In I-1 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along

such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.

- e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

D. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

E. Height Regulations

No building or dwelling for residential or business purposes shall exceed forty-five (45) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

F. Design criteria

1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations

Section 5.25 I-2 Industrial District

5.2501 PURPOSE

The purpose of this district is to provide for the location of industrial uses of large scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

5.2502 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. Any permitted use under I-1 (Amended 08/05/10 ZC10-06-059 OCS#10-2308)
2. Book binderies
3. Cellophane products manufacturing
4. Cleaning and dyeing works
5. Confectionery manufacturing
6. Dairy Products manufacturing
7. Electrical parts, assembly and manufacturing
8. Fiber products and manufacturing
9. Fruit or vegetable canneries
10. Furniture manufacturing
11. Garment manufacturing
12. Foundry casting and extruding mills of lightweight nonferrous metal
13. Millwork and wood product manufacturing
14. Sheet metal products
15. Television and radio broadcasting transmitters
16. Tool manufacturing
17. Toy manufacturing
18. Well drilling services
19. Public Utility Facilities
20. Outdoor storage yards that occupy greater than ten (10) percent of the area of the developed site.
21. Beverage distilling
22. Food products manufacturing
23. Glass products manufacturing
24. Paint manufacturing and treatment
25. Pharmaceutical manufacturing
26. Shop fabricating and repair
27. Structural fabrication (steel and concrete)
28. Tire retreading, recapping or rebuilding
29. General, multi-use office buildings of 40,000 square feet of gross floor area or less (Amended 07/02/09 ZC09-05-009 OCS#09-2082)
30. Indoor Recreational Facilities including a Restaurant w/o lounge (Amended 04/07/11 ZC11-03-017 OCS#11-2486)
31. Portable Storage Containers Use for Storage (amended 11/04/10 ZC10-08-098 OCS#10-2366)

5.2503 Administrative Permits

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- A. Snowball Stands between April 1 and September 30. (Amended 11/05/09 OCS#09-2151)
- B. Christmas Tree Sales between November 1 and January 1. (Amended 11/05/09 OCS#09-2151)
- C. Seasonal Seafood Peddlers using temporary structures provided that the use is temporary and valid for a period not greater than 6 months. (Amended 11/05/09 OCS#09-2151)
- D. Seasonal Produce stands, provided that the use is temporary and valid for a period not greater than 6 months. (Amended 11/05/09 OCS#09-2151)
- E. Fireworks sales (where allowed) (Amended 11/05/09 OCS#09-2151)
- F. Commercial Excavation, subject to the minimum standards as established in Section 8.01.AV of these regulations. (Amended 02/12/10 ZC09-11-032 OCS#10-2407)
- G. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns. (amended 09/03/15 ZC15-07-055 OCS#15-3393)
- H. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.” (amended 09/03/15 ZC15-07-055 OCS#15-3393)
- I. Mobile Food Trucks when meeting the Minimum Standards for Specific Uses outlined in Section 8.01 of these regulations. (amended 01/03/2017 2016-380-ZC OCS#17-3659)

All temporary uses not specifically permitted in these regulations are expressly prohibited.

5.2504 SITE AND STRUCTURE PROVISIONS

- A. Maximum Building Size – The maximum building size in the I-2 District shall be two hundred thousand (200,000) square feet.
- B. Minimum Lot Area
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. Minimum Area Regulations
 - 1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than eighty (80) feet.
 - 2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.

3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
4. Transitional Yard - Where I-2 District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
 - a. Where lots in I-2 District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
 - b. In I-2 District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - c. In I-2 District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
 - d. In I-2 District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
 - e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

D. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

E. Height Regulations

No building or dwelling for residential or business purposes shall exceed forty-five (45) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.

F. Design criteria

1. Landscaping - Landscaping shall be in compliance with Section 7.01 of these regulations

2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations