

Industrial

Sec. 28-2-15. Industrial District (IN)

A. Purpose. Refer to Sec. 28-2-3, *Districts Established*.

B. Applicability. The standards of this Section apply to areas designated as Industrial on the Future Land Use and Character Plan and denoted as IN on the Official Zoning Map. Industrial areas include those for light manufacturing, product assembly, and warehousing that are within a business park setting and where operations, activities, and storage or all conducted indoors.

C. Dimensional Standards. Displayed in Table 28-2-15-1, *Dimensional Standards*, are the standards for developing the uses listed below.

Table 28-2-15-1 Dimensional Standards		Illustrative
Standard	Requirements	
Site Intensity		
A Floor Area Ratio (FAR)	0.450	
Landscaping Surface Ratio (LSR)	0.15	
Minimum Lot		
B Area	10,000 sf.	
C Width	70 ft.	
Minimum Setbacks		
D Front	30 ft.	
E Interior Side ¹	15/20 ft.	
F Rear ¹	15/20 ft.	
G Street Side	30 ft.	
H Parking ²	10 ft.	
Marking Building		
I Height	45 ft.	

TABLE NOTES:

- The first value is the standard when the property abuts a nonresidential and/or mixed-use district. The second value is the standard when the property abuts a residential district.
- Refer to Sec. 28-3-27, *Bufferyards*

D. Land Uses and Off-Street Parking.

- Use Standards.* Refer to Sec. 28-2-16, *Conditional Uses*, for additional requirements.
- Parking Standards.* Refer to Sec. 28-3-14 *Off-Street Parking and Loading*. for more detailed provisions.

Table 28-2-15-2

Permitted Uses and Minimum Off-Street Parking Spaces

Use Category	Use Type	Minimum Spaces	Gross Reference
Legend: P = Permitted; C = Conditional; S = Specific; All other uses refer to Sec. 28-2-20, New, Unlisted, and Prohibited Land Uses			
Automobile			
Automobile / Motorcycle Parts and Accessories Sales	P	1 per 500 SF GFA	--
Auto Body Repair	P	3 per vehicle bay	--
Gas Station	P	1 per 600 sf. including service bays, wash tunnels, and retail areas	--
Manufacturing, Warehousing, and Wholesale			
Contractor's Shop and/or Service Yard	P	1 per 500 sf. of GFA and/or storage yard	--
Drill Site	S	1 per employee on the largest shift	Sec. 28-2-17
Heavy Machinery Sales and Rentals	C	1 per 250 sf. of GFA + 1 per 1,000 sf. of outdoor sales or display area	Sec. 28-2-16
Junkyard, Salvage Yard, and Wrecking Yard	S	1 per 10,000 sf. of GFA of the storage yard	Sec. 28-2-17
Landfill	S	1 per employee on the largest shift	Sec. 28-2-17
Manufacturing, Heavy	S	1 per employee on the largest shift	Sec. 28-2-17
Manufacturing, Light	P	1 per employee on the largest shift	--
Warehousing and Storage	P	1 per 300 sf. of office area plus 1 space per 1,000 sf. of warehouse	--
Office and Professional			
Medical Lab	P	1 per 300 sf. of GFA	--
Office, General	C	1 per 300 sf. of GFA	--
Public, Institutional, and Utility			
Governmental Service (Police, Fire, EMS)	P	1 per 300 sf. GFA	--
Park and Outdoor Recreation, Non-Commercial	P	1 per 2 acres; minimum of 10	--
Passenger Terminal	P	1 per 400 sf. of GFA	--
Place of Assembly, Indoor	P	1 per 350 sf. or 1 per 4 seats in the assembly area, whichever is greater	--

Table 28-2-15-2

Permitted Uses and Minimum Off-Street Parking Spaces

Power Generation, Transmission, and Distribution (includes large solar collectors and windmills)	S	1 per employee on the largest shift	Sec. 28-2-17
School, High or Vocational	C	1 per employee + 1 per four students	Sec. 28-2-16
Water and/or Sewage Treatment Plant	P	1 per employee on the largest shift	--
Water Storage Facility	C	1 per employee on the largest shift	Sec. 28-2-16
Wireless Communications Tower	S	1 per tower	See Chapter 8, Article VI of City's Code of Ordinances
Recreation and Amusement			
Gambling / Gaming Facility	C	1 per 250 sf. of GFA	Sec. 28-2-16
Sexually Oriented Business	S	1 per 250 sf. of GFA	Sec. 28-2-18
Retail and Service			
Alternative Financial Service	C	1 per 250 sf. of GFA	Sec. 28-2-16
Hemp and Cannabinoid Sales	C	1 per 250 sf. of GFA	Sec. 28-2-16
Lumber Yard	C	1 per 500 sf. of GFA	Sec. 28-2-16
Pawn Shop	C	1 per 250 sf. of GFA	Sec. 28-2-16
Psychic, Tarot, and Palm Reader Services	C	1 per 250 sf. of GFA	Sec. 28-2-16
Tattoo Parlor and Body Piercing Establishments	C	1 per 250 sf. of GFA	Sec. 28-2-16
Veterinary Clinic, Large Animal	C	1 per 600 sf. of GFA	Sec. 28-2-16

TABLE NOTES: sf. = square feet; GFA = Gross Floor Area

E. **Landscaping and Buffering.** Table 28-2-14-3, *Landscape Standards*, provides general standards for this zoning district. See Sec. 28-3-27, *Trees, Landscaping, and Buffering*, for more detailed provisions.

Standard	Required	Illustrative
Minimum Site Landscaping		
A Pervious Area (%)	15	
Street Bufferyard Type		
Arterial Street	B	
B Collector Street	B	
Local Street	A	
District Bufferyard Type		
ER, SR, SU, MH, and PUD districts	C	
C GC, DD, SO, and SC	B	

F. Signs.

1. *Permitted Sign Types.* The sign types listed in Table 28-2-15-4, *Permitted Sign Types*, are permitted only if the requirements of DIVISION III-4, Signs, are met.
2. *Prohibited Sign Types.* Sign types not listed are prohibited in this zoning district.

Sign Type	Nonresidential Use	Standards
Access	P	Sec. 28-3-33 and Sec. 28-3-34
Awning	P	
Directory	P	
Hanging	P	
Monument	P	
Wall	P	
Window	P	
Temporary	P	

TABLE NOTES: P = Permitted

Effective on: 9/15/2020