

14-302 INDUSTRIAL DISTRICTS

14-302-1 DISTRICTS

14-302-01-A. LIST

The city's industrial zoning districts are listed below. When this development ordinance refers to "industrial" zoning districts or "I" districts, it is referring to these districts.

<u>Map Symbol</u>	<u>District Name</u>
B-P/ <u>PUD</u>	Business Park
I-1	Industrial
I-2	Heavy Industrial

14-302-2 PURPOSE

14-302-02-A. GENERAL

Independence's industrial (I) zoning districts are intended to accommodate business, manufacturing, warehousing, wholesale and industrial uses. The regulations are intended to promote the economic viability of manufacturing and industrial uses, encourage employment growth, and limit the encroachment of unplanned residential and other non-industrial development into industrial areas.

14-302-02-B. B-P/PUD DISTRICT

The B-P district is primarily intended to be attractive and appropriate locations for low-impact business and employment uses in a campus-like setting, typical of modern business and industrial parks. **This zoning is intended to allow a mix of office, light assembly and manufacturing with limited retail service uses in a planned business park setting. This district is designed to provide for low density, high quality development with open spaces and increased amenities. The planned unit development (PUD) is to accommodate innovative development proposals or unique site conditions that cannot be readily addressed by other available development options. Planned unit development regulations are included in Article 14-902.**

14-302-02-C. I - 1 DISTRICT

The I - 1 district is primarily intended to accommodate low-, moderate-impact service industrial uses.

14-302-02-D. I - 2 DISTRICT

The I - 2 district is primarily intended to accommodate high-impact industrial uses.

14-302-3 USES

14-302-03-A. USE TABLE

Uses are allowed in I zoning districts in accordance with *Table 302-1*, below.

14-302-03-B. USE CLASSIFICATION SYSTEM

For the purpose of this development ordinance, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in Article 14-200. The first column of *Table 302-1* lists the groups, categories and types allowed in one or more I districts.

14-302-03-C. PERMITTED USES

Uses identified with a "P" in *Table 302-1* are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this development ordinance.

- Items highlighted have been added or changed

Table 302-1
Industrial Districts Use Table

USE GROUP	ZONING DISTRICT			Use Standards
	BP/PUD	I-1	I-2	
Use Category ↳ specific use type				
P: Permitted S: Special Use Permit Required C: Conditional Use – Not Allowed				
PUBLIC / CIVIC				
College/University	C	C	-	14-407
Day Care	C	C	-	14-401
Detention/Correctional Facility	-	-	S	14-407, 14-415
Government Buildings/Facilities	P	P	P	
Hospital	C	-	-	14-407
Religious Assembly	P	P	P	
Safety Service	C	C	-	14-407
Utilities and Services				
↳ Basic, minor	P	P	P	
↳ All other utilities and services	P	P	P	
COMMERCIAL				
Animal Service				
↳ Sales and grooming	-	-	-	
↳ Shelter or boarding	P	P	-	
↳ Veterinary	P	P	-	
↳ Stable	-	P	-	
Artist Work Space	P	P	-	
Hotel	P	-	-	
Conference and Retreat Center	P	-	-	
Building Maintenance Service	P	P	-	
Computer Product Manufacturing	P	-	-	
HVAC and Electrical Equipment	P	-	-	
Data Processing and Hosting	P	-	-	
Business Equipment Sales and Service	P	P	-	
Carpet and Floor Covering Stores	P	-	-	
Restaurants Sit-Down	P	-	-	
Business Support Service				
↳ Day labor employment agency	-	P	-	
↳ Employment agency	P	P	-	
↳ All other business support service	P	P	-	
Communication Service	P	P	P	
Construction Services				
↳ No outdoor storage of equipment or materials	P	P	-	
↳ With outdoor storage of equipment and materials	-	C	-	14-503
Gasoline and Fuel Sales	C	C	-	14-403
Medical Marijuana Facility				
↳ Medical marijuana cultivation facility	-	C	-	14-421
↳ Medical marijuana dispensary facility	-	-	-	14-421
↳ Medical marijuana infused products Manufacturing facility	-	C	-	14-421

- Items highlighted have been added or changed

USE GROUP	ZONING DISTRICT			Use Standards
Use Category ↳specific use type	BP/PUD	I-1	I-2	
P: Permitted S: Special Use Permit Required C: Conditional Use – Not Allowed				
↳Medical marijuana testing facility	C	C	-	14-421
Office	P	P	-	
Medical Services	P	-	-	
Research and Development	P	-	-	
Parking, Non-accessory	P	P	P	
Repair or Laundry Service	P	P	-	
Retail Sales [2]	P		-	
Health Club and Gyms	P	-	-	
Sports and Recreation, Participant				
↳Indoor	-	P	P	
↳Outdoor	-	-	-	
Vehicle Sales and Service				
↳Car wash/cleaning service[3]	P –	P	-	14-413
↳Heavy equipment sales/rental	-	P	-	
↳Motor vehicle repair, limited	-	C	-	14-418
↳Motor vehicle repair, general	-	C	-	14-418
↳All other vehicle sales/service	-	C	-	14-409
Vehicle Storage and Towing				
↳Vehicle storage/tow lots	-	C	-	14-408
↳Tow lot, limited		C		14-408
↳Tow service dispatch center		C		14-408
INDUSTRIAL				
Junk/Salvage Yard	-	-	-	
Manufacturing, Production and Industrial Service				
↳Artisan	P	P	-	
↳Light	P	P	-	
↳Limited	P –	P	-	
↳General	-	P	P	
↳Intensive	-	-	S	
Mining/Excavation	-	-	S	14-414
Recycling Service				
↳Limited	P –	P	P	
↳General	-	P	P	
Residential Storage Warehouse	-	P	-	
Warehousing, Wholesaling, Freight Movement				
↳Indoor	P –	PC	PC	14-503
↳Outdoor	-	PC	PC	14-503
Wholesaling & Warehousing				
↳Indoor	P			14-302-04-B
Waste-related Use	-	-	-	
OTHER				
Agriculture, Crop	P	P	-	
Agriculture, Urban				
↳Home Garden	P	P	P	

- [2] Retail sales establishments may not exceed 5,000 square feet (gross floor area). Sales include commodities manufactured, processed, fabricated, assembled, warehoused or stored on the premises. Business machines or office supplies; sales and repair. Appliances; sales and repair. Electronics; sales and repair.
- [3] Car wash cleaning services not allowed in BP.

14-302-4 LOT AND BUILDING STANDARDS

14-302-04-A. BASIC STANDARDS

All development in I districts must comply with the lot and building standards of Table 302-2, except as otherwise expressly provided. Rules for measuring compliance with the lot and building standards established in *Table 302-2* and applicable exceptions to the standards can be found in Article 14-202.

Table 302-2 Lot and Building Standards (I Districts)	BP/PUD	I-1	I-2
Lot Size			
LMin. lot area (square feet)	[2]	None	None
LMin. lot width (feet)	[2]	None	None
Min. Exterior Setback			
LAbutting residential district (feet)	50 100	25	25
LNot abutting R district	25	25	25
Min. Interior Setback	25[1]	25[1]	35
Building Coverage			
LMaximum (%)	50 [2]	50	50
Height			
LMaximum	50 65	None	None

Notes to Table 302-2

- [1] Interior setbacks are required only when an I-zoned lot abuts an R-zoned lot. In such cases, the I-zoned lot must provide a minimum setback of 25 feet or the minimum setback required on the R-zoned lot, whichever provides the greater setback.
(History: Ordinance No. 19036)

- [2] For Business Park PUD District standards, reference Article 14-302-04D

14-302-04-B. WAREHOUSING IN BP/PUD DISTRICTS

Warehousing is limited to ~~60%~~ 50% of gross floor area. ~~and must utilize interior loading docks.~~
Buildings shall be designed in a manner that loading docks and dock doors are facing interior of the development. No loading dock shall be permitted to face any street. Other exterior service areas should be screened by either a building or screening wall that is integrated into the building design to not be noticeably visible to other zoning districts.

14-302-04-C. DEVELOPMENT AND PERFORMANCE STANDARDS IN BP/PUD DISTRICTS

- [1] Buildings should be designed in an attractive and interesting manner to define the image of the community with building materials and colors carried throughout the development area. Designs should provide visual interest and variety yet be consistent with the architectural character of the area.
- [2] Building facade materials shall consist of quality materials as noted in Article 14-506-01-B and meet the requirements of Article 14-506-03-A-14-506-01-C. Architectural details such as texture, pattern, color and building form used on the front facade shall be incorporated on all building facades.
- [3] All operations shall be conducted within a fully enclosed building and there shall be no

overnight tractor trailer parking.

[4] There shall be no outside storage of trailers, materials, products, or equipment, other than in trash receptacles which must be completely screened utilizing the same building materials as the main building, unless such outside storage is specifically approved as part of the development plan.

[5] Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or from high-temperature processes such as combustion or welding, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent or LED light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on a public street shall not exceed seven lux as measured from the center line of the street. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed two lux (Article 14-508-6) as measured from said property line. A photometric plan shall be provided and prepared by a lighting professional, professional engineer, architect or landscape architect.

[6] A grounds maintenance and management plan and recorded covenants shall be submitted for approved that includes but not limited to irrigation sprinkler systems and landscaping maintenance and replacement.

[7] A Business Park shall be developed by a single entity. Lots may be sold to separate users but the sale of lots must be accompanied by protective covenants assuring a high level of architecture, and site improvements in concurrence with the standards set forth in this code. The covenants shall include continued maintenance and at minimum have property owners' association, provisions for maintenance of individual sites and common areas, standards for finishing of buildings, and design standards for signs. Such covenants shall be submitted with the application for a Business Park PUD zoning classification.

14-302-04-D. DEVELOPMENT DIMENSIONAL STANDARDS IN BP/PUD DISTRICTS

[1] Minimum development size shall be 15 acres with minimum lot sizes of 1 acre.

[2] Sites shall be limited to the lesser of five (5) stories or 65 feet in height.

[3] The Floor Area Ratio (FAR) which is the number of square feet in a building divided by the square footage of the building lot shall be (0.25).

[4] The maximum impervious cover, which means the total area of any surface that prevents the infiltration of water into the ground, such as roads, parking areas, concrete and buildings, shall not exceed 60% of the building lot with the exclusion of sidewalks in public right-of-ways or multi-use trails on public land or in public easement.

[5] Parking decks (parking structures with vehicles under cover) shall be designed with adequate ingress and egress and complement the scale and facade of the principle structure and shall not exceed the height of the principle structure.

14-302-5 OTHER APPLICABLE REGULATIONS

Uses and development in I districts are subject to other standards including the following:

14-302-05-A. PARKING AND LOADING

(See Article 14-501)

14-302-05-B. LANDSCAPING AND SCREENING

(See Article 14-503)