

Section 405. - IA, Industrial Activity District.

405-1 Purpose and intent. The purpose of the IA district is twofold: to provide suitable areas for service-oriented business, and industrial operations and processes integrated with office and/or showroom uses, and related ancillary retail and service activities, with a minimum of interference from traffic and conflicting uses; and to provide and protect areas for processing, fabricating, manufacturing, warehousing, and research industrial uses which do not create noise, odor, smoke, vibration, dust or other emissions and which do not possess other objectionable characteristics that might be detrimental to surrounding neighborhoods or other uses permitted in the district. This district also includes more intensive auto repair establishments and those industrial uses which cannot comply with the limited emissions characteristics, but do comply with all state and federal guidelines for emissions and discharge of effluents into the air, water, and soil, subject to administrative conditional approval or special use permit.

Site standards and design/screening measures are required. Outdoor storage and display is permitted in this district with regulation in association with specified uses in this district. Properties within the IA district generally correspond to the Comprehensive Plan Character Area designation of "Manufacturing, Service and Technology."

405-2 Permitted and conditional uses. Permitted and conditional uses shall be as provided in Article 6, "Use and Supplemental Conditions Tables." Uses may be clustered into industrial parks, as differentiated by proportion of office and showroom/retail operations, or as stand-alone facilities. More intense and industrial uses potentially incompatible with adjacent properties require SUP approval.

405-3 Dimensional requirements. Dimensional requirements shall be as provided in Table 4.3, "Dimensional Requirements for Nonresidential Zoning Districts."

405-4 Design principles and guidelines. Design criteria to be applied in this zoning district shall be as provided in Table 4.4, "Design Criteria for Nonresidential Zoning Districts" and the architectural standards set forth in section 501-10.

Table 4.3 Dimensional Requirements for Nonresidential Zoning Districts				
Dimensional Requirement	CB	OT	O-I	IA

Lot Size and Width Requirements				
Minimum area to rezone to this district (square feet)	n/a	3,000	n/a	20,000
Minimum lot width, all uses (feet)	n/a	30	50	100
Building and Site Requirements				
Minimum landscaped open space (percent)	15	10	20	20
Minimum landscape strip required along rights-of-way, except where build to line precludes installation (feet)	10	10	10	10
Building Height Requirements				
Maximum height (feet)	80	80	80	80
Principal Building Setbacks and Buffers				
Front (feet)	20	0	20	0
Side (feet)	10	0	15	20
Side (feet), abutting any R-1 or R-2 zoning district, including a natural vegetated buffer and/or fence or wall	20	10	30	40

Rear (feet)	15	5	20	25
Rear (feet), abutting any R-1 and R-2 zoning district, including a natural vegetated buffer and/or fence or wall	40	10	40	50
Landscape Strips				
Minimum landscape strip required along rights-of-way for any non-single family residential use (feet)	10	None	10	10
Minimum landscape strip required along side property lines for any non-single-family residential use (feet)	5	None	10	5

Table 4.4**Design Criteria for Nonresidential Zoning Districts**

A = Applicable N/A = Not Applicable

Design Criterion	CB	OT	O-I	IA
Compatibility. New development and improvements to existing properties need to be compatible with the existing character, including the sensitive treatment of perimeter property lines to mitigate impacts on abutting properties.	A	A	A	A

Historic Character. In areas with identified historic buildings, structures, and sites, the proposed new development or land activity blends with or complements the historic character.	A	A	A	A
Alternative Transportation. New development should accommodate and facilitate alternatives to transportation by automobile, including bicycle and pedestrian facilities.	A	A	A	A
Pedestrian Access. All likely pedestrian routes should be identified in the design phase and provided for in the development. These include linkages to individual buildings, neighboring properties (when compatible), and existing or planned sidewalks along public roads, as appropriate.	A	A	A	A
Open Spaces. Small public open spaces (e.g., plazas, pocket parks, and squares) are integrated into projects of sufficient size (i.e., two acres or more).	A	A	A	A
Access and Parking. The development provides for adequate access and off-street parking arrangements.	A	A	A	A

Fences and Walls. Fences and walls shall be of the same or compatible material, in terms of texture and quality, as the material and color of the principal building.	A	A	A	A
Chain Link Fencing. Chain link fencing is prohibited in front yards and discouraged in other locations but if used, it should be vinyl coated (black, brown, or green color encouraged).	A	A	A	A
Operations. All manufacturing, processing, assembly, fabrication, servicing, and repair operations, when permitted, are carried out within an entirely enclosed building.	A	N/A	N/A	A
Appearance/Parking. The development layout avoids the appearance of strip commercial development, including the specific provision that no more than ½ of any required parking is located between the public street and the principal building line.	A	A	A	A
Parking Screen. Where parking areas are located between a public street and the principal building, vegetation, walls, fences, berms, or some combination is used to screen the view from the street to parking areas, except for approved drives and lot entrances.	A	A	A	A

Temporary Buildings. No establishment operates in any non-permanent structure such as a tent, mobile unit, trailer, recreational vehicle, or other temporary building or structure.	A	A	A	A
Storage. Equipment and materials must be stored within completely enclosed buildings, unless otherwise permitted.	A	A	A	N/A
Loading. All loading areas and facilities are located at the side or rear of a principal building.	A	A	A	A
Waste Containers. Trash enclosures should be constructed of sturdy, durable, opaque materials (with trash receptacles screened from view.)	A	A	A	A
Multiple Buildings—Compatibility. Multi-unit developments or sites with more than one building shall utilize a consistent or at least stylistically compatible (but not necessarily identical) palette of scale, forms, colors, materials, and textures.	A	A	A	A
Accessory Buildings. Accessory structures should be architecturally compatible with the principal building or buildings.	A	A	A	A
Building Materials. On front façades and	A	A	A	A

other building sides visible from a public right-of-way, exterior building materials should not include any of the following: smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, highly reflective, shiny, or mirror-like materials; mill-finish (non-colored) aluminum metal windows or door frames, exposed, unfinished walls, exposed plywood or particle board, and unplastered, exposed concrete masonry blocks.				
Building Façades. Lengthy, featureless façades and building walls should be avoided. Large, flat, blank expanses on a façade are discouraged.	A	A	A	A
Lighting: Pedestrian. Use of low, bollard-type fixtures (three—four feet in height) are encouraged in all areas of significant pedestrian activity during evening hours.	A	A	A	A
Lighting Fixtures. All luminaries used for outdoor lighting should be full cutoff luminaries which do not emit any direct light above a horizontal plane through the lowest direct-light-emitting part of the luminaire.	A	A	A	A

(Ord. No. 2014-473, Exh. A, 9-8-2014; Ord. No. 2016-503, Exh. A, 6-13-2016; Ord. No. 2020-551, Exh. A, 7-13-2020; Ord. No. 2023-603, Exh. A, 6-12-2023)