

ARTICLE XI  
**Industrial Districts<sup>1</sup>**

**[Amended 11-4-2003 by Ord. No. 2968; 3-6-2007 by Ord. No. 5007; 9-1-2009 by Ord. No. 7020; 10-8-2013 by Ord. No. 9036; 10-8-2013 by Ord. No. 9038]**

**§ 361-67. General description.**

The Industrial Districts include the I-1 Light Industrial, I-2 Moderate Industrial, and I-3 Heavy Industrial Zoning Districts. The regulations set forth in this article are established in order to achieve, among others, the following purposes:

- A. To promote the most desirable and beneficial use of the land and structures in accordance with the objectives of the City of El Reno Comprehensive Plan;
- B. To provide appropriate and convenient districts of sufficient size to carry on research, manufacturing processes, and distribution activities to serve the community, thereby promoting employment and strengthening the economy of the community;
- C. To improve the industrial environment by discouraging unrelated and incompatible uses in such areas, thereby making land more readily available for industry;
- D. To protect adjacent residential districts by restricting types of industrial and manufacturing uses nearby to only those which will not create objectionable influences beyond their district boundaries and will be properly buffered and screened;
- E. To protect industrial and related development against congestion by requiring setbacks and limiting the bulk and density of development in relation to adjacent buildings and available land and by requiring sufficient off-street parking and loading facilities;
- F. To carry out the following specific purposes:
  - (1) To provide an I-1 Light Industrial District for industries which by their nature do not create nuisances. The intent is to preserve this land for industry in a location beneficial to industries and to prohibit nonindustrial uses. These industrial uses may require good accessibility to air, rail or street transportation routes, but the size and/or volume of the raw materials and finished products should not be as great as that produced by uses in the Moderate and Heavy Industrial Districts.
  - (2) To provide I-2 Moderate Industrial Districts primarily for the conduct of light manufacturing, assembly and fabrication, and for warehousing, wholesale and service uses, which may generate relatively low levels of noise, odor, smoke, dust or intense light. Industrial uses permitted may require good accessibility to air, rail or street transportation routes, but do not depend heavily on frequent personal visits of customers or clients. Provision is also made for outdoor operation and storage.
  - (3) To provide I-3 Heavy Industrial Districts for industrial and other uses that by virtue of their necessity for open spaces and impermanent structures, as well as their external impacts, such as noise, dust, truck and/or rail traffic, and impact upon the environment,

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1. Editor's Note: The Commercial/Industrial Setbacks Diagram is on file in the City offices.

should be isolated from residential and commercial uses until reclamation plans are implemented. Such uses typically are intensive industrial establishments that utilize products, materials and/or processes which may involve dust, smoke, fumes, glare, odors or other objectionable characteristics, but which, through the use of greater separation between industries, do not create any danger to the health, safety and general welfare of the surrounding neighborhoods. Uses in the I-3 District typically generate outdoor activities and outdoor storage in association with permitted principal uses.

**§ 361-68. Uses permitted. [Amended 11-4-2003 by Ord. No. 2968; 3-6-2007 by Ord. No. 5007; 9-1-2009 by Ord. No. 7020; 8-12-2014 by Ord. No. 9061; 8-12-2014 by Ord. No. 9062; 8-8-2017 by Ord. No. 9117; 9-27-2018 by Ord. No. 9161; 10-8-2019 by Ord. No. 9209; 7-14-2020 by Ord. No. 9233; 8-8-2023 by Ord. No. 9332; 4-9-2024 by Ord. No. 9344; 8-13-2024 by Ord. No. 9352]**

- A. Uses permitted by right. A use listed in the table below shall be permitted by right as a principal use in a district when denoted by the letter "X," provided that all requirements of this and all other City ordinances have been met.
- B. Conditional uses. A use listed in the table below shall be permitted as a conditional use in a district when denoted by the letter "P," provided the Municipal Planning Commission first makes the determination that the use is permitted, subject to acquiring a conditional use permit as set forth in Article XXII of this chapter.
- C. Accessory uses. A use listed in the table below shall be permitted as an accessory use in a district when denoted by the letter "A." Such use shall be permitted as a subordinate building or use when it is clearly incidental to and located on the same lot as the principal building or use.

**Table of Permitted Uses**

Uses	Zoning District		
	I-1	I-2	I-3
Abattoir			P
Accessories for vehicles or equipment whose sale is permitted, but not including the rebuilding or recapping of tires	X	X	X
Adult businesses and adult entertainment uses as defined in § 275-88	P	P	P
Aerosol containers: filling on contract basis	X	X	X
Agricultural services		X	X
Air-conditioning and heating equipment	P	X	X
Aircraft parts: sales, service, rental or repair, including airframes and engines	P	X	X
Aircraft transportation	P	P	P

**Table of Permitted Uses**

<b>Uses</b>	<b>Zoning District</b>		
	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>
Airway beacon or marker	X	X	X
Animal and marine fats and oils: manufacturing or processing			P
Animal and poultry slaughter and processing			P
Animal bones, offal or waste: assembly, incinerator, processing or utilization			P
Animal hospital	P	X	X
Apparel and other textile products	X	X	X
Armature rewinding shop	X	X	X
Armored car service		X	X
Arsenal			P
Auctioneer (non animal)	X	X	X
Automatic merchandising establishment	X	X	X
Automobile accessory, tire or battery stores without tire recapping	X	X	X
Automobile, bus, truck dismantling, salvaging or wrecking			P
Automobile sales, new or used	X	X	X
Automobile wash services, including self-service	P	X	X
Batching or mixing plant, asphaltic or Portland cement, concrete, mortar or plaster			P
Blueprinting, photocopying and similar reproduction services	X	X	X
Boarding or training animals	P	P	P
Boat accessory store	X	X	X
Book bindery	P	X	X
Bottling plant	X	X	X
Brick, tile or clay manufacturing			P
Broadcasting or recording studio	X	X	P
Building materials	P	X	X
Building materials or lumber: wholesale sales	X	X	X

**Table of Permitted Uses**

<b>Uses</b>	<b>Zoning District</b>		
	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>
Building services, including janitorial service, floor waxing and office cleaning	X	X	X
Buses: sales, service, rental and repair	P	X	X
Cabinet maker	X	X	X
Canvas or canvas products	X	X	X
Carpentry, woodworking or furniture working	X	X	X
Ceramic products	X	X	X
Cesspool cleaning establishment			P
Chemicals, compounding or packaging			P
Child-care center	X	X	X
City, county, school district, state or federal facilities	X	X	X
City or county jail	X	X	X
Civil defense and related activities facilities	X	X	X
Coal preparation			P
Compounding of cosmetics, toiletries, drugs and pharmaceutical products	X	X	X
Computing, data processing or similar service	X	X	X
Construction equipment repair, sales or storage	P	P	P
Contractor (general or heavy construction) facilities other than office	P	X	X
Contractor (special trade) facilities other than office	P	X	X
Contract sorting, grading and packing of fruits and vegetables for grower		X	X
Cornshelling, hay baling and threshing services		X	X
Cotton ginning and compressing		X	X
Creosoting or similar process			P
Dairy farm: products, egg farm		X	P
Delivery service	P	X	X
Detective or protective service	X	X	X
Direct selling organization, retail	P	X	X
Disinfecting, deodorizing or exterminator service	P	X	X
Distiller (no sales on premises)	X	X	X

**Table of Permitted Uses**

<b>Uses</b>	<b>Zoning District</b>		
	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>
Distiller (sales on premises)	P	P	P
Drafting service	X	X	X
Dry-cleaning and dyeing plant	X	X	X
Electrical appliance, equipment and supplies	X	X	X
Electrical equipment assembly	X	X	X
Electric generating plant	P	P	P
Electric regulating substation	P	P	P
Electric utility maintenance facility	X	X	X
Electronic equipment assembly and manufacture	X	X	X
Employment service	X	X	X
Exploration for minerals		P	P
Explosives: manufacture, storage, warehousing or wholesaling		P	P
Extraction of sand, gravel, clay, quarrying of rock			P
Facilities of ad hoc governmental agencies	X	X	X
Farm equipment: sales, services, rental and repair	X	X	X
Farm for raising dogs, cattle, goats, horses, sheep, rabbits or poultry		X	X
Farm supply store	X	X	X
Fertilizer			P
Financial institution	X	X	X
Fire extinguisher service	X	X	X
Fire protection and related activities facility	X	X	X
Fireworks: manufacture, storage, warehousing or wholesaling			P
Food products, including bakery products, candy, fruit and vegetable processing and canning, packing and processing of meats and poultry, but not including slaughtering of animals or poultry	X	X	X
Food products, including slaughtering of animals and poultry			P
Forestry services			P

**Table of Permitted Uses**

<b>Uses</b>	<b>Zoning District</b>		
	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>
Foundries			P
Freight depot, railroad or truck	P	X	X
Fur animal raising			P
Furnace cleaning		X	X
Furniture, home furnishings and equipment store	X	X	X
Furniture manufacturing	X	X	X
Garbage or trash: assembly, incineration or processing			P
Gases or liquids, flammable, storage			P
Gasoline service station	X	X	X
Gas pressure control station	P	X	X
Gas utility maintenance facility	P	X	X
Glass or glass products			P
Grain milling or processing, grain elevators and storage	P		P
Hair, felt, feather or leather products			P
Hardware, industrial sales	P		P
Hay, grain or feed store	P		P
Highway garage or similar public maintenance facility			P
Hog raising			P
Ice plants, dry or natural	X	X	X
Incinerators			P
Institution, nonresidential	X	X	X
Instrument and meter manufacturing	X	X	X
Jewelry manufacturing	X	X	X
Laboratory: research, development or testing	X	X	X
Laundry (except self-service) and laundry services	P	X	X
Leather goods fabrication	X	X	X
Linen supply or industrial laundry	P	X	X
Livestock assembly, feeding, sales, shipment			P

## Table of Permitted Uses

Uses	Zoning District		
	I-1	I-2	I-3
Livestock auction sales barn and pens			P
Livestock breeding and slaughtering			P
Lumberyards	X	X	X
Manufacturing NEC, appropriate in the more restrictive industrial districts	X	X	X
Marijuana commercial grower <b>[Repealed 1-14-2025 by Ord. No. 9364]</b>			
Marijuana processor facility <b>[Repealed 1-14-2025 by Ord. No. 9364]</b>			
Mattresses: rebuilding or renovating	X	X	X
Medical marijuana laboratory <b>[Repealed 1-14-2025 by Ord. No. 9364]</b>			
Medical marijuana retailer <b>[Repealed 1-14-2025 by Ord. No. 9364]</b>			
Medical marijuana transporter <b>[Repealed 1-14-2025 by Ord. No. 9364]</b>			
Medical marijuana waste disposal facility (not including incinerator or open burning) <b>[Repealed 1-14-2025 by Ord. No. 9364]</b>			
Medical marijuana waste disposal facility (including incinerator or open burning) <b>[Repealed 1-14-2025 by Ord. No. 9364]</b>			
Metals or minerals (except petroleum products or scrap) sales	X	X	X
Mining or coal, metal ores and nonmetallic minerals other than fuels			P
Mobile home as office		P	P
Mobile homes or travel trailers, sales and service	P	X	X
Monument works	X	X	X
Motion-picture distribution and services	X	X	X
Motion-picture theater, drive-in	P	X	X
News syndicate service	X	X	X
Nonmetallic mineral preparation			P
Office, professional	X	X	X

**Table of Permitted Uses**

<b>Uses</b>	<b>Zoning District</b>		
	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>
Oil and gas well drilling	P	P	P
Oil field equipment and supplies: sales, service, rental, or repair	X	X	X
Optical goods manufacturing	X	X	X
Ore dressing and beneficiating			P
Orthopedic or medical supplies	X	X	X
Outdoor advertising plant	X	X	X
Paint, enamel, lacquer, turpentine, varnish manufacturing			P
Paper manufacturing or processing			P
Paper products, including envelopes, stationery, wallpaper manufacturing	X	X	X
Petroleum pipeline or pressure control station	P	P	P
Petroleum products, storage			P
Photofinishing service	X	X	X
Pipeline pressure control station	P	X	X
Pipeyard			P
Plastic products, including luggage, tableware or similar products	X	X	X
Police protection and related activities facility	X	X	X
Postal services facilities	X	X	X
Poultry and small game dressing and packing			P
Prescription pharmacy	X	X	X
Printing and publishing, including engraving or photoengraving	X	X	X
Production of crude petroleum, natural gas and natural gas liquids			P
Public stable			P
Quarrying of stone			P
Radioactive waste disposal			P
Radio transmitting station or tower	P	X	X
Railroad equipment storage or maintenance		X	X



**Table of Permitted Uses**

<b>Uses</b>	<b>Zoning District</b>		
	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>
Railroad freight terminal		X	X
Recreational vehicle park	P	P	P
Repair, renting and servicing of commodities		X	X
Retail sales of farm products sold on premises		X	X
Rubber products, natural or synthetic, manufacturing			P
Rug cleaning or repairing	P	X	X
School, commercial or trade	X	X	X
Scrap and waste materials handling, including building and vehicle wrecking establishments and junkyards			P
Scrap steel cutting on control basis			P
Secondhand automotive parts, accessories, battery and tire dealer		X	X
Sewage pressure control station	P	X	X
Sewage treatment plant or sludge drying bed	P	P	P
Sporting or athletic equipment manufacturing	X	X	X
Steel products, fabrication and assembly			P
Tar or tar products			P
Taxicab garaging and maintenance		X	X
Taxicab stand or dispatching station	P	X	X
Telephone exchange station, relay tower	P	X	X
Television transmitting tower or receiving station	P	X	X
Tire recapping		P	P
Truck, bus, train terminals	X	X	X
Truck sales, service, rental, repair	X	X	X
Vending machines; sales, service, rental or repair	X	X	X
Venetian blind, window shades, awnings	X	X	X
Water treatment plant, storage facility or pressure control station	P	X	X
Wind energy facilities with a total output of less than 50,000 watts	X	X	X
Wind generators, accessory	X	X	X

**Table of Permitted Uses**

<b>Uses</b>	<b>Zoning District</b>		
	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>
Window cleaning service	X	X	X
Winery (no retail sales on premises)	X	X	X
Winery (sales on premises)	P	P	P
Wood distillation			P
Wood or lumber processing			P

**§ 361-69. Lot, yard, and height regulations.**

All lots in the industrial districts shall comply with the minimum requirements set forth in the Table of Minimum Lot Requirements.

**Table of Minimum Lot Requirements**

	<b>I-1 Light Industrial</b>	<b>I-2 Moderate Industrial</b>	<b>I-3 Heavy Industrial</b>
(1) Lot requirements for lots fronting on existing streets			
A. Minimum lot size	1 acre	1 acre	2 acres
B. Minimum lot width at building line	125 feet	125 feet	200 feet
(2) Lot requirements for lots fronting on new streets in industrial subdivision			
A. Minimum project size	5 acres	5 acres	10 acres
B. Minimum lot size	30,000 square feet	30,000 square feet	1 acre
C. Minimum lot width at building line	100 feet	100 feet	125 feet
(3) Maximum building surface coverage <sup>(a)</sup>	30%	40%	50%

**NOTES:**

- (a) The total building coverage of any lot shall not exceed that specified above, provided that paving, landscaping, outside storage (where permitted), lighting, fixtures and similar improvements shall not be considered as a part of the total building coverage.

**§ 361-70. Building setback requirements.**

Every permitted use of land and structures shall be located on a lot in a manner that maintains the minimum building setbacks set forth in this article for the district in which the lot is located, measured from the appropriate lot line. Each resulting setback shall remain unobstructed by structures except as otherwise specifically permitted in this article.

- A. Setback from street rights-of-way. Each lot shall maintain the minimum building setback measured from the street right-of-way. Corner lots shall comply with the setback for each lot line adjacent to a street right-of-way.
- B. Minimum building setbacks.

**Table of Minimum Building Setbacks**

	<b>I-1 Light Industrial (feet)</b>	<b>I-2 Moderate Industrial (feet)</b>	<b>I-3 Heavy Industrial (feet)</b>
(1) Minimum building setback for lots fronting on existing streets			
A. Minimum setback from street ROW	40	40	40
B. Setback from side and rear lot line abutting nonresidential use	30	30	30
C. Setback from side and rear lot line abutting residential use <sup>(a)</sup>	Refer to § 361-77, Sensitive border standards		
(2) Minimum building setback for lots fronting on new streets in industrial subdivision			
A. Front setback	30	30	30
B. Side and rear setbacks			
1. Adjacent to nonresidential use	20	20	20
2. Adjacent to residential use	Refer to § 361-77, Sensitive border standards		

**§ 361-71. Height regulations. [Amended 2-10-2015 by Ord. No. 9077]**

Buildings and structures shall comply with the following height regulations based on the district

in which the lot is located:

- A. In the I-1 Light Industrial District, buildings and structures shall not exceed a height of 50 feet.
- B. In the I-2 Moderate Industrial District, buildings and structures shall not exceed a height of 50 feet.
- C. In the I-3 Heavy Industrial District, buildings and permanent structures shall not exceed a height of 90 feet. Buildings and permanent structures which exceed 50 feet shall be required to increase the setback by two additional feet for every five feet of height. Buildings and permanent structures on sites adjacent to protected nonconforming uses as defined in this chapter shall not exceed a height of 50 feet; refer to § 361-77, Sensitive border standards, for more information.
  - (1) Exceptions for I-3 Districts not adjacent to protected nonconforming uses: Chimneys, elevators, poles, spires, tanks, towers and other projections not used for human occupancy may extend above the height limit; however, when the accessories exceed the maximum height limit, the structure must be set back at least two feet for every one foot in height by which the component exceeds the maximum. The application of these exceptions is at the recommendation of the City Manager or his/her designee. Staff may take requested exceptions to Municipal Planning Commission and City Council for final recommendation.

#### **§ 361-72. Off-street parking and loading.**

Off-street parking areas shall conform to the regulations of § 361-16 and to the parking requirements specified in the table below.

- A. Minimum parking setbacks. Off-street parking shall be located in compliance with the minimum setbacks, measured from the street right-of-way or property line, as specified below unless otherwise noted.
  - (1) The area within the parking setback shall be landscaped in accordance with § 361-25, Landscaping.
  - (2) In I-1 District, loading and service areas shall be located in the rear or side yard, shall comply with the parking setbacks set forth in the Table of Minimum Parking Setbacks, and shall be screened in accordance with the provisions set forth in § 361-25, Landscaping.

**Table of Minimum Parking Setbacks**

	<b>I-1 Light Industrial (feet)</b>	<b>I-2 Moderate Industrial (feet)</b>	<b>I-3 Heavy Industrial (feet)</b>
(1) Minimum setback from street ROW <sup>(a)</sup>	10	10	10
(2) Setback from side and rear lot line abutting nonresidential district	20	20	20
(3) Setback from side and rear lot line abutting residential use in place on or before the effective date of this article	Refer to § 361-77, Sensitive border standards		

**NOTES:**

- (a) Except when lot is part of a new industrial subdivision and fronts on a new interior street, then the minimum setback shall be 20 feet.

**§ 361-73. Outdoor activities.**

Outdoor activities, when permitted according to the Table of Permitted Uses in § 361-68, shall be permitted only when associated with the principal use, provided such outdoor activity complies with the following:

**A. Regulation of type of storage.**

- (1) No outside storage of equipment and/or material, except equipment used in daily use, shall be permitted in I-1 Light Industrial Districts in such a location where it can be viewed from any public street.
- (2) No storage of radioactive, toxic or otherwise hazardous materials shall be permitted.
- (3) The bulk storage of sand, gravel, salt and other similar materials shall be permitted only when such material is effectively prevented from spreading,

**B. Location.**

- (1) Areas devoted to outdoor operations and outdoor storage of goods, materials or products shall be located in a side or rear yard only and shall be located a minimum of 20 feet from any side or rear lot line that abuts a lot in a nonresidential district and 150 feet from any side or rear lot line that abuts a lot being used for a residential use on or before the effective date of this article.
- (2) The outdoor storage of fleet vehicles/equipment associated with the operation of the

principal use shall be located in a side or rear yard in compliance with the parking setbacks set forth in the Table of Minimum Parking Setbacks in § 361-72 above for the district in which the lot is located.

- (3) All outdoor activity areas shall be depicted on a development plan and shall not occupy or interfere with traffic circulation, required parking areas or pedestrian access.
- (4) All materials shall be stored in such a manner as to be accessible to fire-fighting equipment at all times.
- C. Signs. No signs shall be permitted in conjunction with outdoor activity areas except those otherwise in compliance with the sign regulations in § 361-23.
- D. Surfacing. Areas devoted to outdoor storage shall be paved with asphalt or other approved dust-mitigating surface.
- E. Screening. All outdoor activity areas shall be enclosed with a wall or fence, including gates, and shall be screened according to the requirements set forth in § 361-17.

#### **§ 361-74. Accessory uses.**

Accessory uses permitted in any industrial district shall conform to the regulations of this article and any other applicable regulation in the El Reno Code of Ordinances.

- A. Accessory buildings. Accessory buildings that have a gross floor area of 200 square feet or less shall be located in a side or rear yard and shall comply with the parking setbacks set forth in the Table of Minimum Parking Setbacks in § 361-72. All other buildings shall be considered principal buildings and shall conform to all lot and setback regulations and development plan review and approval requirements of the zoning district in which the parcel or lot is located.
- B. Outdoor display. Outdoor display, when permitted as an accessory use according to the Table of Permitted Uses in § 361-68 shall comply with the following:
  - (1) Outdoor display of retail items, when permitted, shall be considered an accessory use and shall not exceed an area equal to 25% of the ground floor area of the principal building.
  - (2) Outdoor display areas shall comply with the setback regulations set forth in § 361-70 and be contiguous to the principal building; however, such areas shall be spaced a sufficient distance from the building, as dictated by the City Fire Chief, to satisfy all firesafety requirements.
  - (3) Outdoor display areas shall be depicted on the development plan and shall not occupy or interfere with traffic circulation, required parking areas, sidewalks or pedestrian access.
- C. Fences and walls. Fences and walls may be erected in any industrial district in compliance with the requirements set forth below:
  - (1) Location.

- (a) Fences may be built up to, but not on, the property line, and shall be located entirely on the property of the person constructing it, except property owners, with written permission from abutting property owners, may connect to fences on adjoining properties.
- (b) In order to maintain clear vision lanes for vehicles and pedestrians, no opaque fences shall be permitted within 10 feet, in any direction, of the following points:
  - [1] At the intersection of a driveway and sidewalk (or front property line if there is no sidewalk);
  - [2] At the intersection of a driveway and public right-of way;
  - [3] At the intersection of any two driveways.
- (2) Materials and construction.
  - (a) Approved fencing materials include stone, brick, finished wood, iron, or synthetic look-alike products.
  - (b) Only ornamental fences shall be permitted in front of a building, unless required for screening pursuant to § 361-17, Screening walls or fences.
  - (c) All fences shall be designed, constructed, and finished so that the supporting members face the property of the owner of the fence.
  - (d) All fences on a single parcel shall have a unified style along a single plane and for all fence segments visible from off the premises from any single direction.
- (3) Height. No fence shall exceed 10 feet in height in any rear or side yard, or exceed 42 inches in height when located in front of a building, unless serving as a buffer between an industrial district and a residential use, in which case fences up to 10 feet are permissible.
- (4) Screening and landscaping.
  - (a) Screening and landscaping are not required for ornamental fences.
  - (b) All fences, other than ornamental fences, when visible from public streets, shall be visually softened and reasonably screened from the street with appropriate landscaping as follows:
    - [1] Fences that are located within required building and parking setbacks shall be considered appropriately screened when the landscaping required in § 361-17, Screening walls or fences, and § 361-25, Landscaping, is planted within five feet of the fence and between the fence and the property line.
    - [2] Fences that are not located within the required setback areas shall be screened with the following landscape materials, planted not more than five feet from the fence and between the fence and the property line:
      - [a] One shade tree shall be provided for every 30 linear feet of fence length

or fraction thereof, not including gates or other fence openings. Each tree, at the time of installation, shall have a minimum caliper of 2.5 feet and a clear trunk height of at least six feet;

[b] One shrub, that is 24 inches in height at planting, shall be provided for every five feet of fence length or fraction thereof, not including gates or other fence openings; and

[c] The landscaping may be flexible in its arrangement by appropriately aggregating the required plant materials.

(c) All fences shall be maintained in good condition, be structurally sound and attractively finished at all times.

(d) Any proposed fence shall be approved as part of a development plan review in accordance with adopted policies and procedures for development review.

D. Waste receptacles. Solid waste, including empty packing crates and other excess materials, shall be disposed of, stored in buildings, or completely enclosed in containers or dumpsters, and shall not be permitted to accumulate on the lot. Containers and dumpsters shall be located in a side or rear yard on a paved surface in compliance with the minimum parking setbacks established in the Table of Minimum Parking Setbacks in § 361-72 and the screening requirements set forth in § 361-25, Landscaping.

E. Signs. Signs shall conform to the regulations specified in § 361-23.

#### **§ 361-75. Performance standards.**

All uses in industrial districts shall comply with the following performance standards:

A. Compliance with state and federal regulations. All uses shall comply with all applicable state and federal Environmental Protection Agency, OSHA and all other state and federal regulations that pertain to the operation of industrial uses.

B. Storage handling. All storage areas shall comply with the regulations set forth in Bulletin No. 30-L of the National Fire Protective Association and other fire protective codes of the City of El Reno. All parts shall be accessible to fire-fighting equipment.

C. Liquid waste. Liquid wastes shall be disposed of in appropriate containers and removed from the site on a regular basis according to all regulatory entity requirements.

D. Fire hazards. Any processing that involves explosive materials shall be permitted only in the I-3 District and only as a conditional use. Such use shall only be permitted when in compliance with the requirements set forth in Chapter 189, Fire Prevention, which shall be in addition to the requirements set forth below. All activities that involve the use of flammable or explosive material shall comply with the following:

(1) Any activity involving the use of flammable or explosive material shall be protected by adequate fire-fighting and fire-suppression equipment and by such safety devices as are normally used in the handling of any such material.



- (2) Such activities shall only be permitted in structures having incombustible exterior walls.
- (3) The applicable provisions of the Oklahoma Statutes shall be complied with, and no explosives shall be stored, used or manufactured without first submitting to the Building Inspector a certificate of compliance from the State Fire Marshal or the City Fire Chief.
- (4) No gasoline or other inflammable or explosive material shall be stored unless the location, plans and construction of the storage facility conform to the laws and regulations of the state and have the approval of the State Fire Marshal.

E. Radioactive or electrical disturbances.

- (1) No activity shall emit dangerous radioactivity at any point or electrical discharges affecting the operation, at any point, of any equipment other than that of the creator of such disturbances.
- (2) Such disturbances shall be confined to the use and lot from which they originate and shall not occur across any lot line.
- (3) The handling of radioactive materials, the discharge of such materials into the air and water, and the disposal of radioactive wastes shall be in conformity with the applicable regulations of the Nuclear Regulatory Commission and the Oklahoma Department of Environmental Quality.

F. Light. Exterior site lighting shall provide adequate and sufficient security and safety lighting for the site while also protecting any adjacent residential properties from unwanted light spill. Exterior lighting must meet the below standards:

- (1) Lighting structures, including poles and light fixtures, shall provide for the functional and security needs of the project without adversely impacting adjacent properties. Lighting should enhance the overall aesthetics of the site. The lighting should be integrated with the architectural design of the buildings.
- (2) Light sources shall be shielded to reflect the light down on the ground and not onto the adjacent streets or adjacent property. Any light fixture installation that would interfere by reason of glare or distraction with traffic movement on the adjoining streets or produce other traffic hazards is prohibited.
- (3) The installed fixture height, spacing, mounting location, illumination levels, as well as the number and type of fixtures, shall be reviewed as part of the site plan. The lighting design must reflect the following criteria:
  - (a) Illumination level. The average maintained illumination level shall not be more than 4.0 footcandles or less than 0.2 footcandle, with a maximum uniformity ratio (average to minimum) of 14:1 over the entire site.
  - (b) Light trespass onto adjacent residential properties. The illumination level beyond the property line shall not be greater than 0.1 footcandle.
  - (c) Glare control. Full-cut-off fixtures (90° from vertical) shall be required for all light sources greater than 2,000 initial lumens (approximately the equivalent of a 150

watt incandescent bulb).

G. Noise.

- (1) Distance of measurement. Noise emitted within any industrial district shall be measured at a distance of at least 25 feet from the noise source located within the public right-of-way and, if the noise source is located on private property or property other than the public right-of-way, at least 25 feet from the property line of the property on which the noise source is located.
- (2) When abutting a developed residential use, noise specifications must adhere to the Light Industrial District requirements set forth in the subsections below.
- (3) Setback requirements. Any new structures, machines or stationary equipment that may be considered to cause or emit excessive noise pollution will be required to be 200 feet from any adjoining property and the roadway; and 300 feet from any other occupied nonindustrial buildings not located on that parcel of land that are in place on or before the effective date of this article.
- (4) Measurement.
  - (a) Noise shall be measured on a sound level meter of standard design and quality having specifications recognized and established by the American National Standards Institute.
  - (b) Measurements with sound level meters shall be made when wind velocity at the time and place of the measurement is not more than five miles per hour, or 25 miles per hour with a windscreen.
  - (c) In all sound level measurements, consideration shall be given to the effect of the ambient noise level created by the encompassing noise of the environment from all sources at the time and place of the sound level measurement.
- (5) Permissible defined levels. A noise or recognized noise pollution measured or in excess of the guidelines and measured in accordance with the above requirements is declared to be excessive, unusually loud and is unlawful in the following districts:
  - (a) Light Industrial (I-1).
    - [1] Permissible daytime levels: between the hours of 6:00 a.m. and 9:00 p.m., nuisance noise shall not exceed 80 dB(A).
    - [2] Permissible nighttime levels: between the hours of 9:00 p.m. and 6:00 a.m., nuisance noise shall not exceed 60 dB(A).
  - (b) Moderate Industrial (I-2). Permissible levels: Noise shall not exceed 80 dB(A).
  - (c) Heavy Industrial (I-3). Permissible level: Noise shall not exceed 85 dB(A).
- (6) Exceptions. Noise emitted from the following sources shall be exempt from the noise standards specified herein: **[Amended 6-12-2018 by Ord. No. 9147]**

- (a) All safety signals and warning devices (e.g., intrusion alarms, back-up alarms on trucks); authorized vehicles when responding to emergencies (e.g., police, fire, ambulance sirens or any other device used to alert persons to an emergency or used during the conduct of emergency work).
  - (b) The provision, repair and maintenance of municipal services or public utilities.
  - (c) Heavy construction equipment when being used on a specific short-term project (such as constructing a building, constructing, repairing or cleaning a road, and other similar short-term, specific construction, demolition, or repair projects) for the duration of such short-term, specified project, provided such heavy construction equipment is operated within the manufacturer's specifications and with all standard noise-reducing equipment in use, unmodified and in proper operating condition.
  - (d) All farm-related operations and activities as currently operated.
  - (e) Lawn maintenance equipment when it is functioning in accord with manufacturer's specifications and is in proper operating condition.
  - (f) All noises coming from the normal operations of railroad lines.
  - (g) Noises created by aircraft.
  - (h) Road and street noise generated from the normal operation of traffic, except as regulated herein.
- (7) Special waiver. A temporary special waiver from strict compliance with the noise standards specified herein may be granted to persons or a business during emergency circumstances, and as determined by the City Council following a recommendation from the Municipal Planning Commission, to permit reasonable time to effect repairs. **[Amended 6-12-2018 by Ord. No. 9147]**

H. Air pollution.

- (1) The emission of smoke, soot, fly ash, fumes and dust shall be controlled by precipitation devices, height of stack, rate of emission or other manner so that the quantity deposited in any district shall not be detrimental to or endanger the public safety, comfort, welfare or adversely affect property values.
- (2) Dust and other types of air pollution borne by the wind from sources such as parking areas, storage areas or yards shall be kept to a minimum by appropriate landscaping, paving, oiling and other acceptable treatment.

I. Odorous matter.

- (1) The emission of odorous matter in such quantities as to produce a public nuisance or hazard outside the building is prohibited in I-1 and I-2 Districts.
- (2) The emission of odorous matter in such quantities as to produce a public nuisance or hazard shall not be detectable beyond the lot line in I-1 and I-2 Districts.

**J. Vibration.**

- (1) In I-1 and I-2 Districts, vibrations that are perceptible without the aid of instruments shall not be permitted beyond the lot occupied by the use generating such vibration.
- (2) In I-1 and I-2 Districts, all activities shall be set back from and controlled in such a manner as to prevent transmission of vibrations that are perceptible without the aid of instruments beyond the district boundary.

K. Noxious, toxic or corrosive fumes. Noxious, toxic or corrosive fumes or gasses shall not be emitted which shall be injurious to the property, vegetation or health of people residing or doing business in any adjacent residential use, mixed-use district, or commercial district.

L. Heat and glare. In I-1 and I-2 Districts, no use shall generate heat or glare which is perceptible without the aid of instruments at any point beyond the district boundary.

M. Erosion. No erosion, by either wind or water, which will carry objectionable substances onto neighboring properties shall be permitted.

N. Water pollution. Pollution of water is subject to the requirements and regulations established by the Oklahoma Department of Environmental Quality and the Oklahoma Water Resources Board.

O. Enforcement. Where determinations can be made by the Community Services Director or other authorized City employee, using equipment normally available or obtainable without extraordinary expense, such determinations or evaluation shall be made whenever possible before a notice of violation is issued. Where technical complexity or extraordinary personnel or equipment is required to make the determination, the Community Services Director may, in the case of the offenses under this article, require the owner to either obtain and pay for an independent survey or share in the cost of an independent survey from a professional engineer experienced in the particular specialty.

P. Stormwater detention/retention facilities. Detention/Retention facilities that are visible from a public street shall be integrated into a landscaped area. Such landscaped areas shall contain any combination of the following elements: shade and ornamental trees, evergreens, shrubbery, hedges, and/or other planting materials as well as ornamental fencing.

**§ 361-76. Development plan review.**

A. All uses in a manufacturing district shall be permitted only after development plans have been reviewed and approved according to the procedures set forth in Article XXI, Zoning Clearance Permits, and all adopted policies and procedures for development review adopted by the City.

- (1) Recent survey.
- (2) Site plan showing all buildings, improvements, drives, parking areas.
- (3) Buffering, if required.

B. At the discretion of City staff, the development plan may be sent to the Municipal Planning

Commission and City Council for review and approval.

**§ 361-77. Sensitive border standards.**

The following standards shall be met as a condition of approval of any specific use permit or site plan for new construction of an industrial use when abutting a developed residential use in place on or before the effective date of this article. Residential uses constructed in areas recommended for industrial uses as shown on the Future Land Use Map of the Comprehensive Plan shall not be afforded additional protection from future industrial development.

- A. Height limit related to setback. Buildings and permanent structures on sites adjacent to protected nonconforming uses as defined in this chapter shall not exceed 50 feet in height.
- B. Sensitive border yards.
  - (1) Base yards. The following sensitive border yards shall apply to any applicable use when such yards abut a developed residential use. The table below provides the sensitive border yard standards. Such yards may be reduced in accordance with Subsection B(2) below.

**Table of Sensitive Border Yards**

<b>Residential Protection Yard</b>	<b>I-1</b>	<b>I-2</b>	<b>I-3</b>
<b>Rear</b>	<b>80 feet</b>	<b>110 feet</b>	<b>140 feet</b>
<b>Side</b>	<b>80 feet</b>	<b>110 feet</b>	<b>140 feet</b>

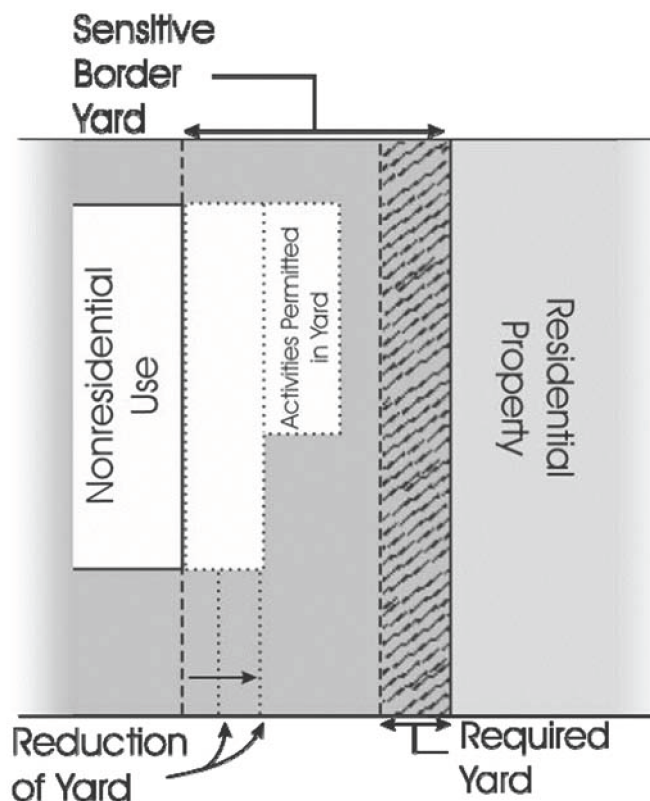
- (2) Reduction of yard. The sensitive border yard requirements in Subsection B(1) above may be reduced when the following features are utilized in the yard abutting the residential use:
  - (a) A landscaped buffer 10 feet in width along the entire length of the residential property line shall result in a reduction of 10 feet in the required sensitive border yard. Such buffer shall contain a minimum of three shade trees, three evergreen trees and 30 five-gallon-container stock shrubs per 100 linear feet. In the event that a wall as described in Subsection B(2)(b) below is not utilized, then such shrubs shall be evergreen. The property owner is responsible for maintaining a landscape plan as originally approved and for the replacement of plant materials that have died, been damaged, or removed.
  - (b) An eight-foot-high masonry wall along the entire length of the residential property line shall result in a reduction of 10 feet in the required yard.
  - (c) Berms. The construction of an approved berm shall result in a reduction of 10 feet in the required yard. Berms shall vary in height and width and must be planted with native drought-tolerant plants. Berms are to be constructed and planted as follows:
    - [1] Construction of an earthen berm requires a permit from the City. The permit application shall be signed by the owner and accompanied by a site plan indicating the exact location of the berm, the width, height and length of the

berm, existing land contours and proposed contours.

- [2] The height of the berm shall not exceed 12 feet, and the slope of the berm shall not exceed one foot of vertical rise per three feet of horizontal distance (a maximum slope of 3:1).
- [3] Construction of the berm shall comply with applicable portions of the zoning ordinance dealing with stormwater runoff and, if located in a floodplain, shall comply with the provisions contained in the flood damage prevention ordinances.<sup>2</sup>
- [4] Berms adjacent to paved surfaces must be graded to capture all irrigation runoff or to convey it to an appropriate stormwater management feature.
- [5] The berm shall be landscaped; its landscaping shall be maintained by the property owner and shall comply with the following provisions:
  - [a] Grass or ground cover shall be planted on the berm. Proper siltation control shall be effected until such grass or ground cover is established.
  - [b] Trees or shrubs shall be planted on the berm. At least 1/2 of the plant material shall be evergreen trees or shrubs. Evergreen trees shall be a minimum of six feet in height, and deciduous trees shall be not less than two inches in diameter measured one foot above the ground when planted.
  - [c] All plant material shall be maintained by mowing, trimming, and removal of trash on a regular basis. Dead plant material shall be removed and replaced.
  - [d] The construction, maintenance, and landscaping of a berm shall not interfere with traffic sight lines on an adjacent street or highway.
- (3) Activity permitted in industrial yard. Parking spaces, fire lanes, detention areas, trails and sidewalks are activities permitted in the sensitive border. No portion of any building in the sensitive border yard shall provide service facilities such as loading areas.
- (4) Variance. It is recognized that due to unique site conditions presented by any application, particularly the redevelopment of existing industrial uses, and in the built environment, the above-listed base yard standards may be determined to not be applicable by the Municipal Planning Commission and City Council.

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2. Editor's Note: See Ch. 194, Flood Control and Drainage; and Art. XIII, Floodplain Regulations, of this chapter.



C. Equipment and facility screening.

- (1) Fencing. Any applicable use shall require sight-proof fencing, no less than six feet in height, on any portion of the property which abuts a developed residential use.
- (2) Screening of parking. The parking area for more than six vehicles shall be screened from the abutting residential property by an opaque, ornamental fence or wall not less than six feet high and not more than eight feet high. The fence or wall shall be constructed and maintained in a good condition along the applicable lot line or paving line and shall continue up to, but not beyond, the abutting residential building street yard setback line.
- (3) Refuse facilities. No container used for refuse collection, recycling, trash compaction or the holding of grease shall be located in a yard abutting residential property. If the applicable use is surrounded by residential properties, then the facility shall be located a minimum of 25 feet from any side or rear property line. No servicing of refuse facilities shall occur between the hours of 10:00 p.m. and 6:00 a.m.

D. Lighting. The lighting performance standards take into account abutting residential uses. Please refer to the Industrial District performance standards in § 361-75.

E. Noise. Sensitive border uses must adhere to the noise specifications set forth for Light Industrial Districts. Refer to § 361-75, Performance standards.

F. Supplemental conditions. In addition to the requirements listed above, the review body may

impose other conditions that are necessary to reduce or minimize any potentially adverse impacts on developed residential uses, including, but not necessarily limited to, the following:

- (1) Location on a site of activities that generate potential adverse impacts on adjacent uses such as noises, odors and glare;
- (2) Location of loading and delivery areas;
- (3) Lighting location, intensity, type and hours of illumination;
- (4) Placement and illumination of outdoor vending machines, telephones, and similar outdoor services and activities;
- (5) Additional landscaping, berms and buffering;
- (6) Height restrictions to preserve light and privacy and views of significant features from public property, rights-of-way and adjacent residential areas;
- (7) Preservation of natural lighting and solar access;
- (8) Ventilation and control of odors and fumes;
- (9) Paving or other surface treatment for dust control;
- (10) Additional building setback depending on the topographic change or grading of the property and the use of retaining walls;
- (11) Additional fencing requirements; and
- (12) Preservation of natural features adjacent to residential uses, including tree preservation where there are substantial groupings of trees.