

SECTION 17

“I-MD” MODERATE INDUSTRIAL DISTRICT

17-010 PURPOSE

For the conversion of raw materials into partially finished or completed goods, for distribution of goods and the provision of industrial level services.

17-011 DEVELOPMENT STANDARDS

- a. No land use shall be allowed that produces a noise level at the lot line that is greater than that produced by the average traffic in the area.
- b. Exterior mechanical equipment and refuse handling shall be at the side or rear of the site and well screened from both the right-of-way and any adjacent residential areas (Amended by Ordinance #1184 5/9/05).
- c. All outside storage of equipment or materials must be well screened from view from either residential areas or rights-of-way.
- d. Only one main structure allowed per site. Exception--Individual storage units when no administrative functions are on the site.
- e. No use of a site shall commence prior to the construction of a main structure.
- f. Accessory structures shall be compatible with the main structure both in design and materials.
- g. A minimum 10' landscaped strip shall be maintained along all rights-of-way.
- h. The use of non-permanent structures for storage or any other purpose is prohibited in this district without a temporary use permit.
- i. A buffer area shall be provided along side and rear property lines common to or across an alley from residentially zoned property. Please refer to Section 24, Landscaping and Screening, for details.

17-012 ALLOWED USES

- a. Uses include manufacturing of goods and products; storage and transfer of goods and products; wholesaling of raw materials; intensive utility uses; trades contractors.
- b. Accessory uses as necessary to the efficient operation of the main use on the site.
- c. Please refer to Appendix A for a list of suggested, permitted uses.
- d. No residential use shall be permitted

17-013 AREA REGULATIONS

- a. Minimum lot area is one and one quarter (1 ¼) acre
- b. Minimum lot width shall be one hundred (100) feet
- c. Minimum lot depth shall be one hundred and fifty (150) feet

17-014 HEIGHT REGULATIONS

No building shall exceed three (3) stories or fifty (50) feet in height except as provided in Section 23 Supplemental District Regulations.

17-015 REQUIRED SETBACKS

- a. Right-of-way setback: Minimum fifty (50) feet for buildings up to 26' in height, then 1 additional foot of setback is required for each additional foot of building height.
- b. Side setback: Twenty-five (25) feet
- c. Rear setback: Twenty-five (25) feet

17-016 PARKING

All structures shall have parking on a hard-surface or paved lot. A minimum of 1 space for every 1,000 square feet of building is required. Additional or fewer spaces may be recommended by The City Planning Commission. Parking is allowed within the setback area up to within ten (10) feet of the property line. These requirements must be met as a condition of obtaining an occupancy permit.

17-017 SIGNS

Please refer to Section 25, Signs, of this Ordinance.