

DIVISION 9.1 INDUSTRIAL CONTEXT (I-MX, I-A, I-B)

SECTION 9.1.1 INDUSTRIAL CONTEXT DESCRIPTION



General Character: The Industrial Context consists of areas of light industrial, warehouse and heavy industrial areas, as well as areas subject to transitions from industrial to mixed-use. The Industrial Context includes parts of the city where outdoor uses and activities are accommodated, with appropriate screening, including outdoor storage, heavy commercial services, and waste services. Forms are often tall single-story buildings or multi-story buildings with tall ceilings that accommodate industrial processes, loading bays, and specialized equipment. Industrial uses are primarily located along or in proximity to highway or arterial streets, and often include heavy rail access.

Street, Block, and Access Patterns: The Industrial Context consists of an irregular pattern of large blocks. Vehicle access is typically a drive from the street to a surface parking lot. Truck access, loading, and parking are important attributes. The Industrial Mixed Use Districts have a more urban context with a rectangular street grid and alley access.

Building Placement and Location: Industrial buildings are typically placed to accommodate the specific activity, often with parking surrounding the building. In many cases, the Industrial Context incorporates existing buildings with raised loading docks presenting particular access and parking challenges. Building placement in the Industrial Mixed Use districts is closer to the street with parking, loading and access in the rear of the site. Reuse of existing industrial buildings with street facing loading presents design challenges.

Building Height and Form: Building heights range from 1-8 stories which utilize simple forms to maximize open floor space to accommodate warehousing, although older industrial areas include multi-story warehouse buildings, manufacturing uses, adaptive re-use of industrial structures, and multi-storied mixed use buildings.

Mobility: The Industrial Context has typically had a relatively low level of access to the multi-modal transit system, although many areas are adjacent to transitioning Areas of Change associated with new or existing rail transit lines.

SECTION 9.1.2 DISTRICTS ESTABLISHED

To carry out the provisions of this Code, the following zone districts have been established in the Industrial Context and are applied to property as set forth on the Official Map.

Industrial Context

I-MX-3, -5, -8	Industrial Mixed Use District
I-A	Light Industrial District
I-B	General Industrial District

9.1.2.1 Purpose

The following paragraphs explain the general purpose and intent of the industrial [context](#) zone districts.

A. I-MX Industrial Mixed Use Districts (I-MX-3, -5, -8)

1. General

- a. The Industrial Mixed Use districts are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street and active an ground story.
- b. The Industrial Mixed Use districts are also intended to provide a transition between mixed use areas and I-A or I-B Industrial Districts.
- c. The Industrial Mixed Use districts accommodate a variety of industrial, commercial, civic and residential uses.

2. Industrial Mixed Use 3 (I-MX-3)

I-MX-3 applies to industrially-dominated areas served primarily by local or collector streets with a maximum building height of 3 stories.

3. Industrial Mixed Use 5 (I-MX-5)

I-MX-5 applies to industrially-dominated areas served primarily by collector streets with a maximum building height of 5 stories.

4. Industrial Mixed Use 8 (I-MX-8)

I-MX -8 applies to industrially-dominated areas served primarily by collector or arterial streets with a maximum building height of 8 stories.

B. I-A Light Industrial District

This district is intended to be an employment area containing offices, business and light industrial uses that are generally compatible with adjacent residential or mixed use [commercial](#) zone districts. No new residential uses may be established in the I-A zone district in order to promote a stable employment base for the city. Accordingly, I-A zoned areas serve as a land use buffer between more residential areas and more intensive industrial areas, which may be zoned I-B General Industrial. All uses conducted in this zone district must be enclosed within a structure, unless specifically allowed to operate out of doors.

C. I-B General Industrial District

This district is intended to be an employment area containing industrial uses that are generally more intensive than uses permitted in the I-A Zone District. The overall purpose of the district is to promote industrial development and economic activity. No new residential uses may be established in the I-B zone district in order to promote and continue a stable employment base for the city.

SECTION 9.1.3 DESIGN STANDARDS

9.1.3.1 Primary Building Form Standards

- A. **Compliance with Division 9.1.3**
All development shall comply with an allowed Primary Building Form and all design standards contained within Division 9.1.3. One building form and the associated standards shall be selected for each structure on a zone lot. Combining standards from different building forms for the same structure is prohibited. Unenclosed development, structures and/or buildings uses shall comply with ~~all building form~~ standards as applicable.
- B. **Compliance with Other Code Provisions**
 1. ~~In addition to the neighborhood context-specific standards included in this article, all~~ development shall must comply with the ~~general design~~ standards in Article 10, General Design Standards. For multiple buildings on a zone lot, see Article 10, Division 10.3.
 2. A zoning permit is required prior to any development according to Section 12.4.1 Zoning Permit Review, and may also require Site Development Plan Review according to Section 12.4.3.

9.1.3.2 Summary of Number of Structures and Building Forms

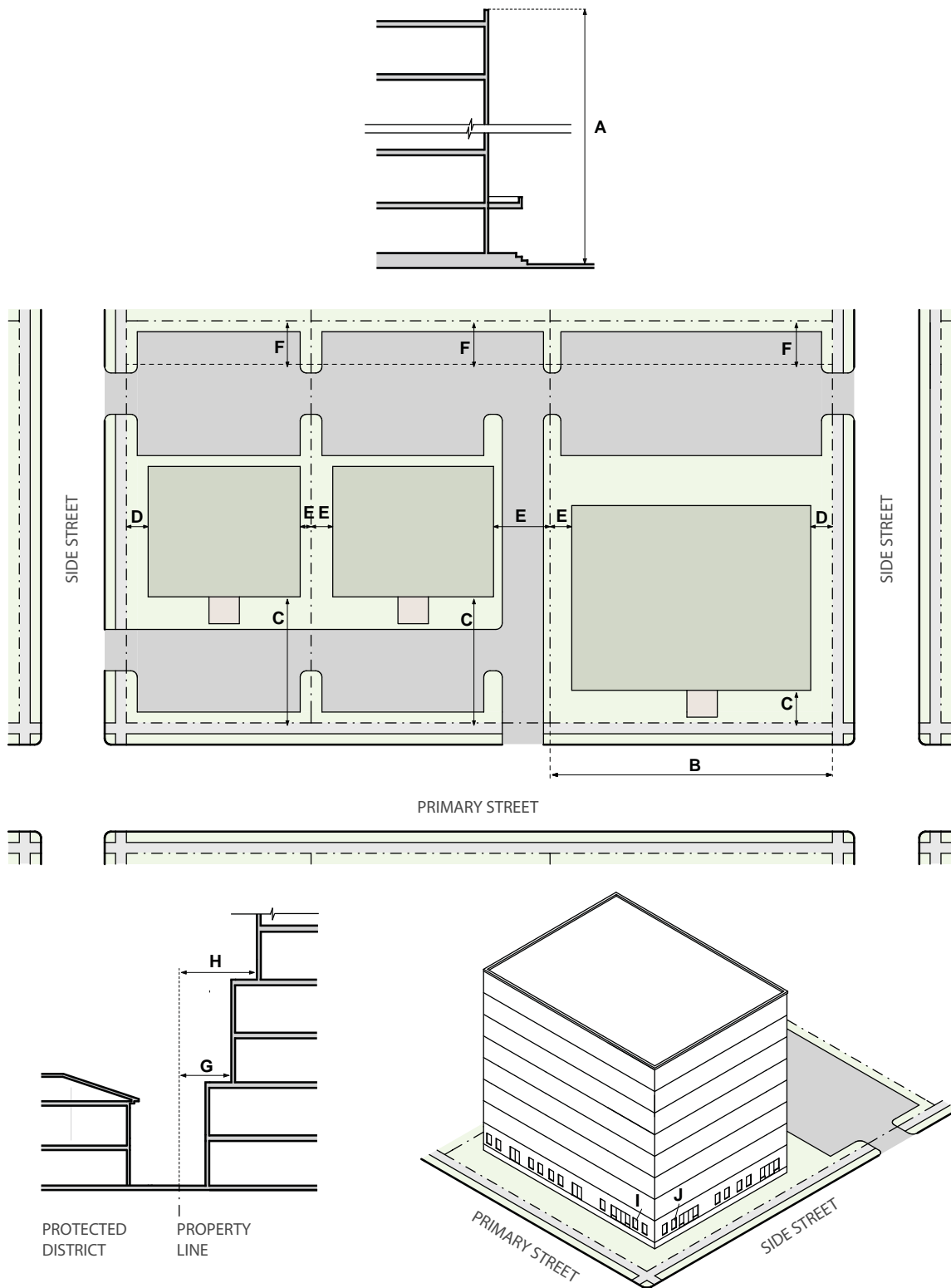
A. The districts Each zone district allows a certain number of primary structures per zone lot, according to Division 1.2, Zone Lots and Section 1.2.3.5, Number of Structures Allowed per Zone Lot, and a variety of building forms appropriate for the Industrial Context according to Section 9.1.3.3 District Specific Standards, as ~~set out~~ summarized in the table below:-

Neighborhood Context	Zone Districts		Max Number of Primary Structures per Zone Lot	General	
				General	Industrial
Industrial Neighborhood	Industrial Mixed Use	I-MX 3, 5, 8	<u>no max</u>	■	■
	Light Industrial	I-A	<u>no max</u>	■	■
	General Industrial	I-B	<u>no max</u>	■	■

■ = Allowed

9.1.3.3 District Specific Standards

A. General

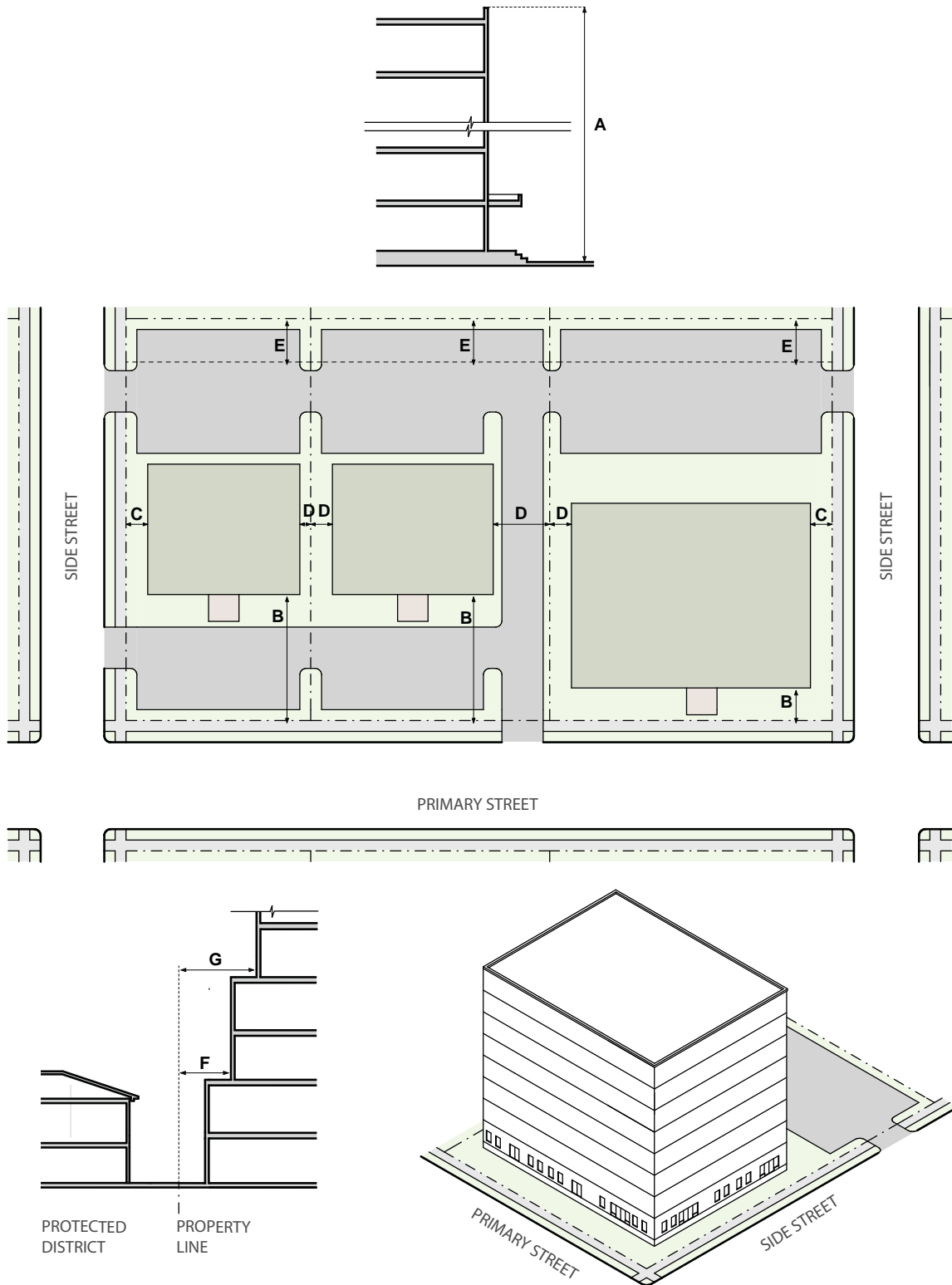


GENERAL

HEIGHT		I-MX-3	I-MX-5	I-MX-8	I-A	I-B
A	Stories (max)	3	5	8	na	na
	Feet (max)	45'	70'	110'	na	na
	Feet within 175' of a Protected District (max)	na	na	75'	75'	75'
SITING		I-MX-3	I-MX-5	I-MX-8	I-A	I-B
ZONE LOT						
	Floor Area Ratio (FAR) (max)	na	na	na	2.0	2.0
USE						
	Use Restrictions	na				
REQUIRED BUILD-TO						
B	Primary Street (min % within min/max)	50% (0/10')	50% (0/10')	50% (0/10')	na	na
SETBACKS						
C	Primary Street (min)	0'	0'	0'	20' 10'	20' 10'
D	Side Street (min)	0'	0'	0'	Can reduce to 5' on lot less than 100ft in width on the long side of the block	Can reduce to 5' on lot less than 100ft in width on the long side of the block
E	Side Interior (min)	0'	0'	0'	0'	0'
	Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'	10'
F	Rear (min)	0'	0'	0'	0'	0'
	Rear Setback adjacent to Protected District alley, no alley (min)	5'/10'	5'/10'	5'/10'	10'	10'
PARKING						
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed			Allowed/Allowed	
	Screening	See Sec 10.5.4.3				
	Surface Parking Setback	See Sec 9.1.3.6				
DESIGN ELEMENTS		I-MX-3	I-MX-5	I-MX-8	I-A	I-B
G	Upper Story Setback Above 27'; adjacent to Protected District: alley/no alley and Side Interior (min)	20'/25'	20'/25'	20'/25'	20'/25'	20'/25'
H	Upper Story Setback Above 51'; adjacent to Protected District: alley/no alley and Side Interior (min)	na	35'/40'	35'/40'	35'/40'	35'/40'
GROUND STORY ACTIVATION						
I	Transparency, Primary Street (min)	40%	40%	40%	na	na
	Transparency, Side Street (min)	25%	25%	25%	na	na
	Pedestrian Access, Primary Street	Entrance			na	na

B. Industrial

Not to Scale. Illustrative Only.



INDUSTRIAL

HEIGHT		I-MX-3	I-MX-5	I-MX-8	I-A	I-B
A	Stories (max)	3	5	8	na	na
A	Feet (max)	45'	70'	110'	na	na
	Feet within 175' of a Protected District (max)	na	na	75'	75'	75'

SITING		I-MX-3	I-MX-5	I-MX-8	I-A	I-B
ZONE LOT						
	Floor Area Ratio (FAR) (max)	na	na	na	2.0	2.0
USE						
	Use Restrictions	Vehicle/Equipment Sales, Rentals, Service & Repair and Industrial, Manufacturing & Wholesale Primary Uses Only			na	na
SETBACKS						
B	Primary Street (min)	0'	0'	0'	20'	20'
C	Side Street (min)	0'	0'	0'	10'	10'
		Can reduce to 5' on lot less than 100ft in width on the long side of the block				
D	Side Interior (min)	0'	0'	0'	0'	0'
	Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'	10'
E	Rear (min)	0'	0'	0'	0'	0'
	Rear Setback adjacent to Protected District (min)	10'	10'	10'	10'	10'
PARKING						
	Surface Parking Setback				See Sec 9.1.3.6	
	Screening				See Sec 10.5.4.3	

DESIGN ELEMENTS		I-MX-3	I-MX-5	I-MX-8	I-A	I-B
F	Upper Story Setback Above 27', adjacent to Protected District: alley/no alley and side, interior (min)	20'/25'	20'/25'	20'/25'	20'/25'	20'/25'
G	Upper Story Setback Above 51', adjacent to Protected District: alley/no alley and side, interior (min)	na	35'/40'	35'/40'	35'/40'	35'/40'
GROUND STORY ACTIVATION						
	Transparency, Primary Street (min)	na	na	na	na	na
	Transparency, Side Street (min)	na	na	na	na	na
	Pedestrian Access, Primary Street	Pedestrian Connection			na	na

9.1.3.4 Detached Accessory Buildings and Structure Standards

- A. Detached accessory buildings shall meet the Primary Building Form Standards and shall not exceed 10% of the area of the zone lot.
- B. Detached accessory structures shall meet the Primary Building Form Standards and do not count toward the floor area ratio requirement. Detached accessory structures shall be screened in accordance with Section 9.1.3.8.C.

9.1.3.5 Supplemental Design Standards

A. Pedestrian Access

1. Entrance

Where required in I-MX zone districts, an Entrance shall provide a clear, obvious, publicly accessible connection between the Primary Street and the primary uses within the building. An entrance shall be located either on the Primary Street facing facade or located on a facade other than a Primary Street facing facade but within 15 feet of the zone lot line abutting the Primary Street. An entrance shall be one of the following three types:

- a. Door - An entrance on the same plane as the building facade.
- b. Recessed Entrance - An entrance inset behind the plane of the building facade by no more than 15 feet.
- c. Corner Entrance - An angled street-facing entrance located on the corner of a building at approximately 45 degrees to the intersecting streets.

2. Pedestrian Connection

Where required in the I-MX zone districts, a Pedestrian Connection shall provide a clear, obvious, publicly accessible connection between the Primary Street and the primary uses within the building. The Pedestrian Connection shall comply with the following:

- a. Fully paved and maintained surface not less than 5' in width.
- b. Unit pavers or concrete distinct from the surrounding parking and drive lane surface.
- c. Located either within a raised median or between wheel stops to protect pedestrians from vehicle overhangs where parking is adjacent.
- d. The portions of pedestrian connection that cross drive lanes within parking areas shall not exceed 25' in length

9.1.3.6 Design Standard Alternatives

A. Required Build-To Alternatives

Garden Wall and Pergola alternatives may be used singularly or in combination as alternatives to a required build-to minimum percentage standard. If used in combination, the alternatives may count toward no more than 25% of the requirement.

1. Garden Walls

In all I-MX zone districts, Garden Walls may count toward 25% of the Required Build-To minimum percentage and 30% when covered seating for pedestrians is incorporated, provided the garden wall meets the following standards:

- a. Garden Walls must be between 30" and 42" in height with the following exceptions;
 - i. Decorative and/or structural piers may exceed the allowable height range
 - ii. Seating incorporated into the wall may be a minimum of 18" in height and may be accessed from both sides of the wall without an intervening division

- iii. Pergola, awning and trellis structures must maintain clear visual sight lines between the public right of way and the property between the heights of 42" and 84"
- b. Allowed Materials are limited to Masonry or an Ornamental Metal Fence with Masonry Piers spaced at not more than 25' with landscaping.
- c. An Administrative Adjustment to required material is permitted to better match primary building. See Article 12.4.5.
- d. Garden Walls used as a Required Build-To Alternative may also be used to count toward Perimeter Surface Parking Lot Landscaping Standards in Article 10.5.4.3.

2. Pergola

In all I-MX zone districts, a pergola, consisting of an arbor or passageway of columns, may count toward 30% of the Required Build-To minimum percentage provided the pergola meets all of the following standards:

- a. Pergola structure shall be no less than 24" deep as measured perpendicular to the property line.
- b. Pergola structure shall maintain at least 8' clearance between the structure and grade where erected over any public rights-of-way or pedestrian walkways.
- c. Pergola structure shall be made of metal or other durable materials suitable for an urban environment and shall have a minimum 6" vertical dimension.
- d. Pergola structure shall be supported by vertical columns, posts, or piers not less than 15' on center.
- e. Pergola structures and plant materials shall maintain at least 75% open area for clear visual sight lines between the public rights-of-way and the interior of the property between the heights of 42" and 84" above grade.
- f. Garden walls, seating and/or landscaping may be incorporated between the pergola's vertical supports.

3. Arcades

In all I-MX Zone Districts, Arcades may count toward 100% of the Required Build-to when all of the following conditions are met:

They extend no more than two stories in height,

- a. The exterior face of the arcade column line is within the build-to zone,
- b. The arcade column line generally continues the wall plane of the building above,
- c. The average depth of the arcade is no less than 6 feet clear as measured from the interior face of the columns,
- d. The average depth of the arcade is no more than 2/3 of its average clear height as measured from the front face of the columns
- e. The interior wall of the arcade must meet the required Ground Story Activation Standards or Alternatives.

B. Ground Story Activation Alternatives

In all I-MX Zone Districts, the following alternatives may be used singularly or in combination. If used in combination, they may count toward no more than 80% of the transparency requirement. The wall design alternative may count toward 100% of the Side Street transparency requirement, provided the entirety of the length and height of the wall is considered.

1. Windows Outside the Zone of Transparency

Windows at the ground story but outside the zone of transparency that meet the requirements of may count toward no more than 40% of the transparency requirement. See Section 13.1.3.2.A Rule of Measurement for Transparency.

2. Display Cases and Automated Teller/Ticket Machines

The wall area of the following features that are located within the required zone of transparency may count toward no more than 40% of the transparency requirement:

- a. Recessed or wall mounted display cases at least 4 feet in height
- b. Walk-up automated teller machines

3. Wall Design

Wall designs that provide visual interest and pedestrian scale may count toward no more than 50% of Primary Street and 50% of Side Street transparency requirements. Wall designs must provide a minimum of three (3) of the following elements occurring at intervals no greater than 25' horizontally and 10' vertically:

- a. Expression of structural system and infill panels through change in plane not less than 3"
- b. System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters
- c. System of horizontal and vertical reveals not less than 1" in width/depth
- d. Variations in material module, pattern and/or color
- e. System of integrated architectural ornamentation
- f. Green screen or planter walls
- g. Translucent, fritted, patterned or colored glazing

4. Outdoor Dining/Seating

Outdoor Dining/Seating located between the building and the Primary Street zone lot line may count toward no more than 60% of the transparency requirement. Outdoor Dining/Seating located between the building and Side Street zone lot line may count toward no more than 80% of the transparency requirement.

5. Permanent Art

Non-Commercial art or graphic design of sufficient scale and orientation to be perceived from the public right of way and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall may count toward no more than 40% of the transparency requirement.

6. Entrance

In all I-MX zone districts an alternative to an Entrance is permitted. The Entrance Alternative shall provide a clear and obvious, publicly accessible route connecting the Primary Street to the primary uses within the building. An Entrance Alternative shall be one of the following:

- a. Courtyard or Plaza
 - i. Shall be accessible to public during business hours
 - ii. Shall be within 2' of grade at edge of public right-of-way
 - iii. The Entrance shall not be a distance from the public right-of-way more than 3 times the width of the space measured at the primary street facing facade.
 - iv. Maximum dimension shall not exceed 3 times the minimum dimension
 - v. Required public Entrance shall be visible from the public right-of-way.
 - vi. Perimeter walls of court or plaza shall meet primary facade transparency standards.
- b. Covered Walkway
 - i. Arcades or Pergola/Trellis that meet the following:
 - a) Shall be accessible to public during business hours

- b) Shall provide continuous covered access to required Entrance from the public right-of-way
- c) Required public Entrance shall be visible from the public right-of-way

9.1.3.7 Design Standard Exceptions

A. Height Exceptions

In ~~all zone districts~~ **Industrial Zone Districts**, the following height exceptions apply:

1. No occupied part of any building shall be constructed above the permitted height; however, unoccupied building features such as spires, towers, flagpoles, antennas, chimneys, flues and vents, cooling towers, enclosures for tanks and elevator penthouses serving the roof including any vertical or sloped screen walls may extend a maximum of 28 feet above the permitted height of the building.
2. Unoccupied building features, excluding spires, towers, flagpoles and chimneys, shall be set back from the perimeter of the building a minimum of one foot horizontally for every one foot of vertical height.
3. Elevator penthouses not serving the roof and other enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment shall not exceed a height of 12 feet above the permitted height of the building. The aggregate area of all penthouses and other roof structures shall not exceed 33-1/3 percent of the area of the supporting roof.
4. Flush-mounted solar panels, as defined in this Article 13, may exceed the maximum permitted height of a building.

B. Bulk Plane and Upper Story Setback Exceptions

In all zone districts the following exceptions to any applicable bulk plane or upper story setback are permitted: eaves, spires, unoccupied towers, flagpoles, antennas, chimneys, flues, vents, flush mounted solar panels, evaporative coolers, or accessory water tanks.

C. Setback Permitted Encroachments

In all ~~zone districts~~ **Industrial Zone Districts**, permitted encroachments into required setback areas include:

	ZONE DISTRICTS	PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS (MAX)			
		PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Belt courses, sills, lintel and pilasters	All districts	18"	18"	18"	18"
Brick and Stone veneers above finished grade	All districts	6"	6"	6"	6"
Cornices, eaves, gutters	All districts	3'	3'	3'; if setback is less than 5': 2'	5'
Chimneys and fireplace insert vents, not exceeding 6' in width	All districts	18"	18"	18"	18"
Outside stairways	All districts	5'	3'	3'	10'
Porches: unwallled porches, terraces, decks, patios, porches (including 2-story) and exterior balconies	All districts	8'	not allowed	not allowed	5'

	ZONE DISTRICTS	PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS (MAX)			
		PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Above-grade stairways associated with front porches	All districts	any distance, provided, minimum 1' between right-of-way and bottom step	not allowed	not allowed	not allowed
Access ramps for the handi-capped, provided no alternative location is available and provided the ramp construction is compatible with the character of the structure, as determined by the Zoning Administrator	All districts	any distance	any distance	any distance	any distance
Building elements, such as awnings, designed and intended to control light entering a building and being a permanent part of such building	All districts	5'	3'	3'	10'
Building elements, such as awnings, designed and intended to control light entering a building but not a permanent part of such building	All districts	any distance	any distance	any distance	any distance
Canopies	All districts	any distance	not allowed	not allowed	not allowed
Enclosed structure or part of an enclosed structure that is below the grade of any setback space, except as otherwise restricted by this Code	All districts	any distance	any distance	any distance	any distance
Window well and/or emergency basement egress areas	All districts	Any distance for any width, provided the provisions of Division 10.6 (Site Grading Standards) and Section 10.5.6 (Retaining Wall Requirements) are met	Each may be no more than 3' in width as measured perpendicular to the side interior/side street zone lot line and 4' in length as measured parallel to the side interior/side street zone lot line		Any distance for any width, provided the provisions of Division 10.6 (Site Grading Standards) and Section 10.5.6 (Retaining Wall Requirements) are met
Gas and electric meters	All districts	18"	18"	18"	18"
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment, not exceeding 3' in height	All districts	any distance	any distance	any distance	any distance
Basketball goals on a fixed post	All districts	any distance	any distance	any distance	any distance
Ground mounted evaporative coolers located behind the front of the primary structure and screened from adjacent properties and public rights-of-way, and not to exceed the noise standards of D.R.M.C. section 36-6	All districts	not allowed	3'	3'	not allowed

	ZONE DISTRICTS	PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS (MAX)			
		PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Ground mounted air conditioning units or other similar mechanical equipment, except evaporative coolers, subject to review according to Section 12.4.2, Zoning Permit Review with Informational Notice	All districts	not allowed	subject to Zoning Permit Review with Informational Notice	subject to Zoning Permit Review with Informational Notice	subject to Zoning Permit Review with Informational Notice
Flush mounted solar panels	All districts	any distance	any distance	any distance	any distance
Open walls or fences or chain link security fences not exceeding seven feet in height as measured according to section 13.1.4	All districts	any distance	any distance	any distance	any distance
Surface Parking	All districts	not allowed 10'	not allowed	not allowed	any distance

9.1.3.8 Landscaping Requirements

A. Intent

The intent of these standards is to improve the appearance and protect the value of adjacent properties, and improve environmental conditions. This is to be achieved by providing for the installation and maintenance of landscaping and other site improvements for screening, aesthetic qualities, and security.

B. Applicability

These standards apply in the I-A and I-B ~~Industrial~~ zone districts and to Vehicle/Equipment Sales, Rentals, Service & Repair and Industrial Services, Manufacturing and Production, and Wholesale, Storage, Warehouse and Distribution uses in the I-MX zone districts. All other development in the I-MX Zone District shall comply with the landscaping standards of Division 10.5.

C. Irrigation

Landscaped areas shall must have properly designed irrigation systems providing full coverage on all plant material areas.

D. Maintenance

The owner of the property, his successors, heirs and assignees are responsible for the proper maintenance of the landscaped area. Landscaping shall must be continuously maintained including necessary watering, weeding, pruning, pest control and replacement of dead or diseased plant material.

E. General Planting Requirements

- Section 10.5.4.5 Plant Material Standards, shall apply.
- As applicable, the Specific Landscape Requirements of this Section may be double-counted to comply meet with the landscape requirements of Division 10.5.
- MOVED FROM 9.1.3.7.B** Landscaped areas equal to 5 percent of the zone lot area shall be installed on the zone lot. Primary Street Front setback landscaping and the landscaped areas required for on-site parking lots may be counted as part of this requirement. Such landscaping shall be located near the front of the zone lot and shall comply with all applicable general landscaping standards in Division 10.5, Landscaping, Fences, Walls and Screening of this Code.

F. Specific Requirements

PLANTING AREA	MINIMUM WIDTH OF PLANTING STRIP	GROUND COVER REQUIRED	PLANTINGS AND SCREENING REQUIRED
Primary Street Setback	Varies	Minimum 50% of the primary street setback area, exclusive of driveways, shall be live ground cover.	1 shade tree or ornamental tree every 40 ft of linear frontage Trees may be grouped or spaced to accommodate building placement, driveways or corner triangles
Side and Rear Setback Abutting Residential Zone District The presence of a street or alley shall not destroy abutment	10 ft	na	Create a visual barrier between the industrial zone lot and abutting residentially zoned district properties . Such visual barrier shall include: 1. Trees, shrubs, and hedges; 2. Earth berms and plantings; 3. Approved planter boxes, fences or walls; or 4. Any combination of the above which meets these regulations
Perimeter Surface Parking Landscaping		See Section 10.4.4.2	
Internal Surface Parking Landscaping		See Section 10.4.4.3	

9.1.3.9 Application of Landscaping Standards to Existing Uses

A. General Landscaping for Existing Use

The general landscaping requirement of Section 9.1.3.7 shall apply to the expansion of an existing use if the site area or gross floor area of such use is enlarged more than 15 percent of that existing ~~on June 25, 2010. at the date of the adoption of this subsection~~. The area of landscaping required shall be the ratio of additional floor or site area to the gross floor area or site area existing ~~on June 25, 2010 at the date of adoption~~ multiplied times ~~5~~ five percent. A formula explaining the application of this requirement is shown below.

Assume an industrial use is to be expanded by 23 percent of the present gross floor area or site area:

$$0.23 (23\%) \times 0.05 (5\%) = 0.0115$$

$$0.0115 \times \text{present zone lot area} = \text{area of required new landscaping.}$$

B. Existing Fences and Walls

Existing fences, walls and screening ~~devices~~ that do not meet these standards are subject to not exempt from the requirements listed in this Division herein.

9.1.3.10 Required Screening and Enclosure

A. Solid Wall or Fence Screens

When required by this ~~C~~code, screening shall comply with the following minimum requirements:

1. Fences and walls used for required screening shall be a minimum of 6 feet in height.
2. Fences and walls must be of wood, brick, masonry, textured concrete or aggregate concrete. Materials such as corrugated or sheet metal, tires, car doors, or other discarded

materials are not permitted. Chain link or wire mesh may be used only in combination with plant material of sufficient density to create a year round opaque screen.

3. Other materials may be used upon approval by the Zoning Administrator according to the Administrative Adjustment procedures in Section 12.4.5 of this Code.
4. In flood-prone areas, the Zoning Administrator may approve the use of open materials, such as open bars or chain link, at the bottom of required screening up to the flood elevation.
5. The requirement for a solid wall or fence may be satisfied by an equivalent visual barrier consisting of chain link fence containing an approved sight-obscuring material.
6. Within 50 feet of the intersection of the right-of-way lines of intersecting streets, the height and location of such walls or fences shall be determined by Public Works the director of transportation engineering.
7. All walls or fences shall be maintained in good condition at all times.

B. Outdoor Storage Areas Adjacent to Certain Zoned Areas

The following screening and containment standards shall apply in the I-A, I-B and I-MX zone districts instead of the general standards in Article 10, Division 10.8, Outdoor Sales, Display, Storage and Waste Disposal.

1. All outdoor storage areas or facilities for fuel, raw materials, equipment and products shall be enclosed by a solid wall or fence adequate to conceal such facilities from abutting Residential or and Mixed Use Commercial Zone Districts. Materials and products stored within 100 feet of such zone districts a residential or business zoned property shall not be stacked to a height above that of the wall or fence surrounding the storage area.
2. Such storage areas and unenclosed solid waste collection areas which are located within 200 feet of and abutting a Residential or and Mixed Use Commercial Zone Districts shall be screened by a 7 to 10 foot high solid wall or fence with a minimum height of 7 feet and maximum height of 10 feet.
3. Moved to Section 9.1.5.15 ~~Junkyard uses must be entirely surrounded by a solid wall or fence as described above by Section 9.1.3.9.A for outdoor storage areas. The height of such fence or wall shall screen the view of the stored material and need not exceed a height of 10 feet. Existing solid walls or fences consisting of prohibited materials shall be replaced with approved materials no later than June 15, 1993.~~

9.1.3.11 Reference to other Design Standards

A. Article 10: General Design Standards

Refer to the following Divisions for other applicable design standards:

1. Parking and Loading: Division 10.4
2. Landscaping, Fences, Walls and Screening: Division 10.5
3. Site Grading: Division 10.6
4. Outdoor Lighting: Division 10.7
5. Signs: Division 10.10

SECTION 9.1.4 USES AND REQUIRED MINIMUM PARKING

9.1.4.1 **Generally Applicable Standards**

A. **Compliance with Section 9.1.4 Overview – Summary Use and Parking Table**

1. ~~The This Section's~~ Summary Use and Parking Table ~~below~~ sets forth the general land use classifications, land use categories, and specific types of primary, accessory and temporary land uses allowed within the Industrial Context zone districts.
 - a. **Unlisted Uses (moved here)**
Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.
2. In addition, required off-street parking and off-street bicycle amounts are stated for each specific primary use type allowed within each zone district. See Article 10, Division 10.4, Parking, for additional vehicle and bicycle parking requirements and standards.

B. **Compliance with Other Code Provisions Required (moved here)**

1. ~~The~~ Establishment of ~~all~~ uses ~~is subject to compliance shall comply~~ with all applicable design and development standards stated in this Code, including ~~but not limited to~~ the zone district building form and design standards found in this Article 3, and ~~the~~ standards ~~stated~~ in Article 10, General Design Standards.

~~Applicable Procedures Prior to Establishment of Use (moved here)~~

2. A Zoning Permit is required prior to establishment of any primary or temporary use permitted by this Code according to. ~~See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice. The development or establishment of a permitted use may also require and may also require~~ Site Development Plan Review prior to issuance of a ~~Z~~ zoning ~~P~~ permit: according to ~~Please refer to~~ Section 12.4.3, Site Development Plan Review, ~~to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review. Accessory uses may require a zoning permit, as indicated in the Summary Use and Parking Table.~~

C. **Number of Uses Allowed per Zone Lot**

~~There is no maximum on the number of primary, accessory, or temporary uses per zone lot.~~

9.1.4.2 **Organization - Summary Use and Parking Table**

A. **Organized by Primary, Accessory and Temporary Uses**

The Summary Use and Parking Table first presents all primary uses, then all accessory uses, and finally all temporary uses. Primary uses are arranged hierarchically within the table by use classification, category of primary uses, and then by specific use type. Accessory uses are organized by whether such use is accessory to a primary residential use or to a primary nonresidential use. Temporary uses are presented alphabetically ordered in the last division of the table.

B. **Primary Use Classifications, Categories & Specific Use Types**

1. **Primary Use Classifications**

All primary land uses in the Summary Use and Parking Table are organized into one of the following five general land use classifications:

- a. Residential Uses
- b. Civic, Public & Institutional Uses
- c. Commercial Sales, Service & Repair Uses

- d. Industrial, Manufacturing & Wholesale Uses
- e. Agriculture

2. Primary Use Categories & Specific Use Types

Primary uses are further organized into use categories and specific use types listed under each general primary land use classification. The Summary Use and Parking Table is organized into the above five general land use classifications, use categories and specific use types.

3. Classifications & Categories Are Mutually Exclusive

The general land use classifications and use categories listed in the Summary Use and Parking Table are intended to be mutually exclusive; that is, a use classified into one use category, such as “lodging accommodations,” cannot be classified in a different use category, such as “group living,” unless otherwise expressly allowed by this Code.

9.1.4.3 Explanation of Table Abbreviations

A. General Explanation of Table Cell Entries

In each of the table cells, the entry will indicate first whether use limitations or standards apply to the specific use, and then separated by a hyphen, the type of zoning review required prior to establishment of the use under this Code. For example, as described in more detail below, a cell entry “L-ZPIN” means, first, the use is subject to use standards and limitations (the “L”), and, second, that the use is subject to zoning permit review with information notice (the “ZPIN”) prior to its establishment.

B. Permitted, Limited, Not Permitted

1. Permitted Use - No Use Limitations Apply (“P”)

A “P” in a table cell indicates that the use is permitted in the respective zone district, and is not subject to use limitations or standards.

2. Permitted Use - Subject to Use Limitations and Standards (“L”)

“L” in a table cell indicates the use is permitted in the zone district subject to compliance with the use limitations and standards referenced in the last column of the use table (“Applicable Use Limitations”).

a. **Applicable Use Limitations**

The last column of the table, entitled “Applicable Use Limitations,” contains one or more cross-references to use limitations and standards applicable to the specific use, as indicated by a “L” cell entry in the Summary Use and Parking Table. Applicable limitations and standards specific to the use are found in Article 11 of this Code.

3. Uses Not Permitted (“NP”)

“NP” in a table cell indicates that the use is not permitted in the specific zone district.

C. Zoning Procedure

1. Use Subject to Zoning Permit Review (“ZP”)

“ZP” in a table cell indicates that the use is permitted in the respective zone district only if reviewed and approved according to the requirements in Section 12.4.1, Zoning Permit Review.

2. Use Subject to Zoning Permit Review with Informational Notice (“ZPIN”)

“ZPIN” in a table cell indicates that the use is permitted in the respective zone district only if reviewed and approved according to the public notice and procedural requirements in Section 12.4.2, Zoning Permit Review with Informational Notice. Such uses shall comply with any applicable use limitations noted in the last column of the use table (“Applicable Use Limitations”), as well as the review criteria stated in Section 12.4.2, Zoning Permit Review with Informational Notice.

3. Use Subject to Zoning Permit with Special Exception Review (“ZPSE”)

“ZPSE” in a table cell indicates that use is generally appropriate in the neighborhood context and zoning district, yet may have the potential for limited impacts on adjacent properties or on the established character of the neighborhood context or zoning district. “ZPSE” uses are subject to a Board of Adjustments public hearing according to Section 12.4.9, Zoning Permit with Special Exception Review, which grants the Board of Adjustments the authority to impose conditions on the specified use to mitigate any potential impacts. Such uses shall comply with any applicable use limitations noted in the last column of the use table (“Applicable Use Limitations”), as well as the review criteria stated in Section 12.4.9, Zoning Permit with Special Exception Review.

4. Combinations

Unlisted Uses

Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses:

9.1.4.4 ~~Compliance with Other Code Provisions Required~~

~~The establishment of all uses is subject to compliance with all applicable design and development standards stated in this Code, including but not limited to the zone district building form and design standards found in this Article 9, and the standards stated in Article 10, General Design Standards.~~

9.1.4.5 ~~Applicable Procedures Prior to Establishment of Use~~

- ~~A. A Zoning Permit is required prior to establishment of any use permitted by this Code. See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice.~~
- ~~B. The development or establishment of a permitted use may also require Site Development Plan Review prior to issuance of a Zoning Permit. Please refer to Section 12.4.3, Site Development Plan Review, to determine whether site plan review is applicable to a particular use or development. Site Development Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review.~~

9.1.4.6 Allowed Uses by District and Minimum Parking Requirements

KEY: P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review
* = Need Not be Enclosed

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	I-MX-3	I-MX-5	I-MX-8	I-A	I-B	APPLICABLE USE LIMITATIONS AND STANDARDS
RESIDENTIAL PRIMARY USE CLASSIFICATION							
Household Living	Dwelling, Single Unit • No Parking Requirement	P-ZP	L-ZP	L-ZP			§9.1.5.1
	Dwelling, Two Unit • Vehicle - I-MX only: 1/unit • Vehicle: 1.25/unit	P-ZP	L-ZP	L-ZP			§9.1.5.2
	Dwelling, Multi-Unit • Vehicle - I-MX only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1/ 5 units (80/20)	P-ZP	L-ZP	L-ZP			§9.1.5.3
	Dwelling, Mixed Use • Vehicle - I-MX only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1/ 5 units (80/20)	P-ZP			NP	NP	
	Dwelling, Live / Work • Vehicle - I-MX only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1/ 5 units (80/20)	L-ZP			<u>L-ZP-NP</u>	<u>L-ZP-NP</u>	§11.2.3
Group Living	Assisted Living Facility				NP	NP	
	Community Correctional Facility • Vehicle - I-MX only: 0.125/unit • Vehicle: .25/unit • Bicycle: No requirement	L-ZP	L-ZP	L-ZP			§9.1.5.4
	Nursing Home, Hospice				NP	NP	
	Residence for Older Adults • Vehicle: .75/unit • Bicycle: No requirement	P-ZP			NP	NP	
	Residential Care Use, Small or Large • Vehicle - I-MX only: 0.125/unit • Vehicle: .25/unit • Bicycle: No requirement	L-ZPIN			NP	NP	§ 11.2.45
	Shelter for the Homeless • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZPIN			L-ZPIN	L-ZPIN	§ 11.2.56
	Student Housing • Vehicle - I-MX only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1 / 5 units (80/20)	P-ZP			NP	NP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION							
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE			§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP			§ 11.3.2

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	I-MX-3	I-MX-5	I-MX-8	I-A	I-B	APPLICABLE USE LIMITATIONS AND STANDARDS
Community/ Public Services	Community Center • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP			
	Day Care Center • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP			
	Postal Facility, Neighborhood • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/ 20,000 s.f. GFA (20/80)	P-ZP	P-ZP	P-ZP			
	Postal Processing Center • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 20,000 s.f. GFA (20/80)	P-ZP	P-ZP	P-ZP			
	Public Safety Facility • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP			
	Hospital Correctional Institution	NP NP	NP NP	NP NP			
Cultural/Special Purpose/Public Parks & Open Space	Cemetery • No Parking Requirement	L-ZP	L-ZP	L-ZP			§9.1.5.5
	Library • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	NP			
	Museum • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP			
	City Park • No Parking Requirements	NP	NP	NP			
	Open Space - Recreation • Vehicle - I-MX only: 0.375/ 1,000 s.f. GFA • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP			
	Open Space - Conservation • No Parking Requirement	P-ZP	P-ZP	P-ZP			
Education	Elementary or Secondary School • Vehicle - I-MX only: 1/ 1,000 s.f. GFA • Vehicle- Elementary: 1/ 1,000 s.f. GFA • Bicycle-Elementary: 1/ 10,000 s.f. GFA (0/100) • Vehicle- Secondary: 2/1,000 s.f. GFA • Bicycle: 1/ 20,000 s.f. GFA (0/100)	P-ZP	P-ZP	NP			
	University or College • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP			
	Vocational or Professional School • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	L-ZP	L-ZP	L-ZP			§ 11.3.6
Public and Religious Assembly	All Types • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	NP			

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	I-MX-3	I-MX-5	I-MX-8	I-A	I-B	APPLICABLE USE LIMITATIONS AND STANDARDS
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION							
Adult Business	All Types	NP	NP	NP			
Arts, Recreation and Entertainment	Arts, Recreation and Entertainment Services, Indoor • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA(20/80)	P -ZP	P -ZP	P -ZP			§11.4.1
	Arts, Recreation and Entertainment Services, Outdoor* • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (20/80)	P-ZP	L-ZP	L-ZP			§11.4.2
	Sports and/or Entertainment Arena or Stadium* • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA(20/80)	L-ZP	P-ZP	P-ZP			§9.1.5.6
Nonresidential Uses in Existing Business Structures In Residential Zones (All Uses Shall Be Parked According to the Parking Requirement Stated in this Use Table for the Specific Nonresidential Use)		Not Applicable					
Parking of Vehicles	Parking, Garage • No Parking Requirement	P-ZP	P-ZP	P-ZP			
	Parking, Surface* • No Parking Requirement	P-ZP	P-ZP	P-ZP			
Eating & Drinking Establishments	All Types • Vehicle - I-MX only: 3.75/ 1,000 s.f. GFA • Vehicle: 5/ 1,000 s.f. GFA • Bicycle: 1/5,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP			
Lodging Accommodations	Bed and Breakfast Lodging • Vehicle - I-MX only: 1/guest room or unit • Vehicle: 1.25/guest room or unit • Bicycle: 1/5 guest room or unit (80/20)	P-ZP	NP	NP			
	Lodging Accommodations, All Others • Vehicle - I-MX only: 1/guest room or unit • Vehicle: 1.25/guest room or unit • Bicycle: 1/5 guest rooms or units (80/20)	P-ZP	P-ZP	P-ZP			
Office	Dental / Medical Office or Clinic • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (60/40)	L-ZP	P-ZP	P-ZP			§11.4.7
	Office, All Others • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5 / 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (60/40)	P-ZP	P-ZP	P-ZP			

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	I-MX-3	I-MX-5	I-MX-8	I-A	I-B	APPLICABLE USE LIMITATIONS AND STANDARDS
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (20/80)	P-ZP	P-ZP		P-ZP	<u>L</u> P-ZP	<u>\$11.4.8</u>
	Animal Sales and Services, All Others • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA(20/80)	L-ZP	L-ZP		L-ZP	L-ZP	\$9.1.5.7; <u>\$11.4.8</u>
	Body Art Establishment • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (20/80)	L-ZP			NP	NP	\$11.4.10
	Food Sales or Market • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (20/80)	P-ZP	P-ZP		P-ZP	<u>L</u> P-ZP	<u>\$11.4.8</u>
	Liquor Store, Including Drugstores Licensed to Sell Liquor • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (20/80)	L-ZP	L-ZP		L-ZP	L-ZP	\$11.4.12; <u>\$11.4.8</u>
	Pawn Shop	NP			NP	NP	
	Retail Sales, Service & Repair -- Outdoor* • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (20/80)	L-ZP	L-ZP		L-ZP	L-ZP	\$11.4.14; <u>\$11.4.8</u>
	Retail Sales, Service & Repair - Firearms Sales • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (20/80)	P-ZP	P-ZP		P-ZP	<u>L</u> P-ZP	<u>\$11.4.8</u>
Retail Sales, Service & Repair, All Others • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (20/80)	P-ZP	P-ZP		P-ZP	<u>L</u> P-ZP	<u>\$11.4.8</u>	
Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP		P-ZP	P-ZP	
	Automobile Services, Light • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP		L-ZP	L-ZP	\$11.4.16; \$11.4.17
	Automobile Services, Heavy • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP		L-ZP	L-ZP	\$11.4.16; \$11.4.18
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP		L-ZP	L-ZP	\$11.4.19
	Heavy Vehicle/ Equipment Sales, Rentals. & Service* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZPSE	L-ZPIN		L-ZPIN	P-ZP	\$11.4.20

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* = Need Not be Enclosed

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	I-MX-3	I-MX-5	I-MX-8	I-A	I-B	APPLICABLE USE LIMITATIONS AND STANDARDS
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION							
Communications and Information	Communication Services • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP			
	Telecommunications Towers* • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE			\$11.5.2
	Telecommunications Tower - Alternative Structure • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP/PIN	L-ZP/PIN	L-ZP/PIN			\$11.5.2
	Telecommunication Facilities -- All Others* • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZPIN	L-ZP	L-ZP			\$11.5.2
Industrial Services	Contractors, Special Trade - General • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP			\$11.5.3
	Contractors, Special Trade - Heavy/ Contractor Yard* • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP			\$9.1.5.8
	Food Preparation and Sales, Commercial • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP			
	Laboratory, Research, Development and Technological Services • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP			
	Service/Repair, Commercial • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP			\$11.5.5
Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP			
	Manufacturing, Fabrication & Assembly -- General • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	L P-ZP	L-ZP	L-ZP			\$11.5.6; \$11.5.7
	Manufacturing, Fabrication & Assembly -- Heavy • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZP	L-ZP			\$9.1.5.9 \$11.5.6
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling* • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP			\$9.1.5.10
	Sand or Gravel Quarry* • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZP	L-ZP			\$9.1.5.11
	Wind Energy Conversion Systems* • No Parking Requirement	L-ZP	L-ZP	L-ZP			\$11.5.8
Transportation Facilities	Airport* • Vehicle: .3/1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP			

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 ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review
 * = Need Not be Enclosed

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	APPLICABLE USE LIMITATIONS AND STANDARDS			
		I-MX-3 I-MX-5 I-MX-8	I-A	I-B	
Transportation Facilities	Helipad, Helistop, Heliport* • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	\$11.5.9
	Railroad Facilities* • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	\$9.1.5.12
	Railway Right-of-Way* • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	
	Terminal, Station or Service Facility for Passenger Transit System • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	
	Terminal, Freight, Air Courier Services • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	\$9.1.5.13
Waste Related Services	Automobile Parts Recycling Business • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZP	L-ZP	\$9.1.5.14
	Junkyard* • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZP	L-ZP	\$9.1.5.15
	Recycling Center • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZPIN	L-ZP	L-ZP	\$9.1.5.16
	Recycling Collection Station • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	
	Recycling Plant, Scrap Processor • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	\$9.1.5.17
	Solid Waste Facility • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	NP	P-ZPIN	P-ZP	
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard* • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZP	L-ZP	\$9.1.5.18
	Mini-storage Facility • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	
	Vehicle Storage, Commercial* • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZP	L-ZP	\$11.5.12
	Wholesale Trade or Storage, General • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZP	L-ZP	\$9.1.5.19
	Wholesale Trade or Storage, Light • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	\$11.5.13

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	APPLICABLE USE LIMITATIONS AND STANDARDS			
		I-MX-3 I-MX-5 I-MX-8	I-A	I-B	
AGRICULTURE PRIMARY USE CLASSIFICATION					
Agriculture	Agriculture, Limited* • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZP	L-ZP	\$9.1.5.20
	Aquaculture* • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	
	Garden, Urban* • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	\$11.6.1
	Greenhouse • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	
	Husbandry* • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZP	L-ZP	\$9.1.5.21
	Nursery, Plant* • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	\$9.1.5.22
ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION					
Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Accessory Dwelling Unit	L-ZP	NP	NP	\$11.7; \$11.8.2
	Domestic Employee	L	NP	NP	\$11.8.3
	Garden	L	L	L	\$11.7; \$11.8.4
	Greenhouse	L	L	L	\$11.7; \$11.8.5
	Keeping of Household Animals	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	\$11.7; \$11.8.6
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles	L	NP	NP	\$11.7; \$10.9
	Kennel or Exercise Run	L	L	L	\$11.7; \$11.8.7
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	L-ZP	NP	NP	\$11.7; \$11.8.8
	Off-Street Parking of Vehicles in Garages on Zone Lots by Non-Residents of Zone Lot	NP	NP	NP	
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	L-ZP	\$11.8.9
	Vehicle Storage, Repair and Maintenance	NP	NP	NP	
	Yard or Garage Sales	L	L	L	\$11.7; \$11.8.10
Unlisted Accessory Uses	L - Applicable in all Zone Districts			\$11.7; \$11.8.1	

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		I-MX-3 I-MX-5 I-MX-8	I-A	I-B	
ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION					
Accessory to Primary Nonresidential Uses <u>(Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)</u>	Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses	L-ZP	L-ZP	L-ZP	§11.7; §11.10.2
	Automobile Rental Services Accessory to Certain Retail Uses	L	L	L	§11.7; §11.10.3
	Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities	L	L	L	§11.7
	Car Wash Bay Accessory to Automobile Services	L-ZP	L-ZP	L-ZP	§11.7; §11.10.5
	College Accessory to a Place for Religious Assembly	L	L	NP	§11.7; §11.10.6
	Conference Facilities Accessory to Hotel Use	L	L	L	§11.7; §11.10.7
	Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses	L-ZP	L-ZP	L-ZP	§11.7; §11.10.8
	Garden	L	L	L	§11.7
	Greenhouse	L	L	L	§11.7
	<u>Nonresidential Uses in Existing Business Structures In Residential Zones - Accessory Uses</u>	<u>Not Applicable</u>			
	Occasional Sales, Services Accessory to Places of Religious Assembly*	L	L	L	§11.7; §11.10.10
	Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	§11.7; §11.10.11
	Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	§11.7; §11.10.12
	Outdoor Retail Sale and Display*	L-ZP	L-ZP/ZPSE	L-ZP/ZPSE	§11.7; §10.8
	Outdoor Storage*	L-ZP	L-ZP	L-ZP	§11.7; §10.8
	Rental or Sales of Adult Material Accessory to a Permitted Bookstore Use	L	NP	NP	§11.7; §11.10.13
Unlisted Accessory Uses	L - Applicable in all Zone Districts			§11.7; §11.10.1	
HOME OCCUPATION CLASSIFICATION					
Home Occupations	Child Care Home, Large (7-12)	L-ZPIN	NP	NP	§11.7 ; §11.9; <u>§11.9.3.6</u>
	Home Occupations, All <u>Other</u> Types	L-ZP	NP	NP	§11.7 ; §11.9
	<u>Unlisted Home Occupation Uses</u>	<u>L - ZPIN - Applicable in all Zone Districts</u>			<u>§11.9; §11.9.4</u>

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		I-MX-3 I-MX-5 I-MX-8	I-A	I-B	
TEMPORARY USE CLASSIFICATION					
Temporary Uses	Ambulance Service - Temporary	L-ZP	L-ZP	L-ZP	§11.11.2
	Amusement / Entertainment - Temporary*	L-ZP	L-ZP	L-ZP	§11.11.3
	Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	§11.11.4
	Building or yard for construction materials*	L-ZP	L-ZP	L-ZP	§11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	§11.11.6
	Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	§11.11.7
	Health Care Center	P-ZP	P-ZP	P-ZP	
	Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	§11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*	L-ZP	L-ZP	L-ZP	§11.11.10
	Outdoor Retail Sales*	L-ZP	L-ZP	L-ZP	§11.11.11
	Outdoor Sales, Seasonal*	L-ZP	L-ZP	L-ZP	§11.11.12
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	§11.11.13
	Retail Food Establishment, Mobile*	L-ZP	L-ZP	L-ZP	§11.11.14
	Temporary Construction Office	L-ZP	L-ZP	L-ZP	§11.11.15
	Temporary Office - Real Estate Sales	L-ZP	L-ZP	L-ZP	§11.11.16
	Tent for Religious Services	L-ZP	L-ZP	L-ZP	§11.11.17
Unlisted Temporary Uses	L - Applicable to all Zone Districts			§11.11.1	

SECTION 9.1.5 APPLICABLE USE LIMITATIONS & STANDARDS

9.1.5.1 Dwelling, Single Unit

Single unit dwellings uses are permitted in the I-A and I-B zone districts subject to compliance with the following standards:

- A. There is an existing structure that was erected for single unit dwelling use prior to July 1, 2004, has not had its nonconforming use terminated, and is not a neglected or derelict building under the provisions of Article IX (neglected and derelict buildings), Chapter 10 (buildings and building regulations) of the Denver Revised Municipal Code.
- B. Future rebuilds, physical modifications, alterations, and/or additions to the structure containing the single unit dwelling shall comply with the provisions of the Denver Zoning Code as it applies to the urban house form in the U-SU-C zone district.
- C. Accessory uses, accessory structures, ~~uses allowed by temporary permit~~, home occupations, parking of vehicles and permitted signs shall be regulated by the Denver Zoning Code as it applies to a single unit dwelling use in the U-SU-C zone district.
- D. The external effects of such uses shall be regulated by Division 10.11 and shall not be exempt from these provisions due to the industrial zoning.
- E. The zone lot containing a single unit dwelling use shall be used and operated in its entirety as a residential use. Such zone lots shall not be amended.

9.1.5.2 Dwelling, Two Unit

Two unit dwelling uses are permitted in the I-A and I-B zone districts subject to compliance with the following standards:

- A. There is an existing structure that was erected for two unit dwelling prior to July 1, 2004, has not had its nonconforming use terminated, and is not a neglected or derelict building under the provisions of Article IX (neglected and derelict buildings), Chapter 10 (buildings and building regulations) of the Denver Revised Municipal Code.
- B. Future rebuilds, physical modifications, alterations, and/or additions to the structure containing the two unit dwelling use shall comply with the provisions of this Code as it applies to the duplex or tandem house building forms in the U-TU-C zone district.
- C. Accessory uses, accessory structures, ~~uses allowed by temporary permit~~, home occupations, parking of vehicles and permitted signs shall be regulated by this Code as it applies to a two unit dwelling use in the U-TU-C zone district.
- D. A two unit dwelling use in an ~~I-A or I-B Industrial~~ zone district shall be subject to the same limitations as a two unit dwelling use located in any Residential Zone District.
- E. The external effects of such uses shall be regulated by Section 10.11 and shall not be exempt from these provisions due to the industrial zoning.
- F. The zone lot containing a two unit dwelling use shall be used and operated in its entirety as a residential use. Such zone lots shall not be amended.

9.1.5.3 Dwelling, Multi-Unit

Multi-unit dwelling uses are permitted in the ~~I-A and I-B Industrial ("I")~~ zone districts subject to compliance with the following standards:

- A. There is an existing structure that was erected as a multiple unit dwelling prior to July 1, 2004, has not had its nonconforming use terminated, and is not a neglected or derelict building under the provisions of Article IX (neglected and derelict buildings), Chapter 10 (buildings and building regulations) of the Denver Revised Municipal Code.
- B. Future rebuilds, physical modifications, alterations, and/or additions to the structure containing the multiple unit dwelling use shall comply with the provisions of this Code as it applies to a building form allowed in the G-MU-3 zone district.
- C. Accessory uses, accessory structures, ~~uses allowed by temporary permit~~, home occupations, parking of vehicles and permitted signs shall be regulated by this Code as it applies to a multi-unit dwelling use in the G-MU-3 zone district.
- D. A multi-unit dwelling use in an ~~I-A or I-B Industrial~~ zone district shall be subject to the same limitations as a multi-unit dwelling use located in any Residential Zone District.
- E. The external effects of such uses shall be regulated by Section 10.11 and shall not be exempt from these provisions due to the industrial zoning.
- F. The zone lot containing a multi-unit dwelling use shall be used and operated in its entirety as a residential use. Such zone lots shall not be amended.

9.1.5.4 Community Corrections Facility

In the ~~I-A and I-B zone districts, Industrial Zone Districts~~, community corrections facilities shall comply with the following standards:

A. Community Corrections Subject to Large Residential Care Use Standards

Community corrections facilities are classified as Large Residential Care uses and are therefore subject to all of the requirements applicable to Large Residential Care uses in Section 11.2.~~54~~

below, in addition to the following use-specific standards. In case of conflict with the requirements of Section 11.2.4, the more specific standards in this subsection shall apply.

1. Permitted Location

Community corrections facilities (for purposes of this subsection, hereinafter “facilities” or “facility”) shall be ~~allowed only in the D-C, D-TD, and D-LD zone districts and in the Industrial Zone Districts, and shall be~~ located more than:

- a. 1,500 feet from a school meeting all requirements of the compulsory education laws of the state;
- b. 1,500 feet from a Residential Zone District; and
- c. 1,000 feet from any liquor store, any drugstore licensed to sell package liquors, or any retail package liquor business.

2. Limits on Number of Residents

- a. The proposed number of residents shall not exceed 1 person per 50 square feet of gross floor area in sleeping areas with a maximum of 40 residents ~~in the permitted zone districts~~; provided, ~~however, if a proposed facility is located in an Industrial Zone District~~, such facility may have up to 60 residents, provided further, however, that if such facility ~~is located in an Industrial Zone District and~~ operated by the Denver Manager of Safety, or under contract to the Manager of Safety, such facility may have up to 120 residents, except that the existing facility located at 570 West 44th Avenue may have up to 90 residents.
- b. After April 30, 2008, no new community corrections facility shall begin operation until May 1, 2018.
- c. The expansion of any existing community corrections facility to more than 60 residents shall be reviewed according to the procedures for Zoning Permit Review with Informational Notice in Section 12.4.2 of this Code.

3. Government Supervision Required for Transition Programs in a Community Corrections Facility

Any program to facilitate transition to a less-structured or independent residential arrangement in a community corrections facility shall be supervised directly or indirectly by an agency of the city, the state or the federal government.

9.1.5.5 Cemetery

Cemeteries are allowed subject to compliance with the following standards:

- A. A cemetery may include a crematorium. Any such crematorium shall be a minimum of 500 feet from a Residential Zone District.
- B. Cemetery use shall be limited to columbariums only.

9.1.5.6 Sports and/or Entertainment Arena or Stadium

Sports and/or Entertainment Arena or Stadium uses shall comply with the following standards:

- A. All sports and/or entertainment arena or stadium uses shall be a minimum of 500 feet from a Residential Zone District. All distance and spacing requirements shall be measured according to the rule of measurement found in Section 13.1.6.
- B. The minimum spacing requirement may be reduced by the Zoning Administrator if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.

9.1.5.7 Animal Services and Sales, All Others

- A. Wild or dangerous animal boarding and breeding services are prohibited.
- B. No more than 25 non-neutered or non-spayed dogs over the age of 6 months may be kept on the premises at any time.
- C. Overnight accommodations are allowed.
- D. Where located abutting a Residential Zone District, a minimum 50 foot wide landscaped buffer shall be provided, as approved by the Zoning Administrator. Such buffer is intended to substantially mitigate potential adverse effects from the animal service use, including but not limited to noise and odor.

9.1.5.8 Contractors, Special Trade-Heavy/Contractor Yard*

~~Separation Requirement:~~ A contractors, special trade/heavy use ~~in an Industrial (I) Zone District~~ shall be located at least 500 feet from a Residential Zone District. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that the proposed use, site design, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby Residential Zone District.

9.1.5.9 Manufacturing, Fabrication, and Assembly, Heavy

Heavy Manufacturing, Fabrication and Assembly uses are allowed subject to compliance with the following standards:

- A. Special Exception review is required for the manufacturing, fabrication, and assembly of:
 - 1. (SIC 3631) Household cooking equipment;
 - 2. (SIC 3632) Household refrigerators and freezers;
 - 3. (SIC 3633) Household laundry equipment; or
 - 4. (SIC 3639) Household appliances.
- B. Petroleum refining is prohibited except for the following activities, which are allowed only in the I-B Zone District:
 - 1. (SIC 295) Asphalt paving and roofing materials; or
 - 2. (SIC 299) Miscellaneous products of petroleum and coal.

9.1.5.10 Oil, Gas, Production, Drilling

Oil gas, production, drilling uses area limited to geophysical services only. As part of the Site Development Plan review process, the Zoning Administrator shall determine the separation between the proposed use and any adjacent Residential Zone District based on the external effects of the proposed use.

9.1.5.11 Sand or Gravel Quarry

A sand or gravel quarry use shall be located at least 500 feet from a Residential Zone District. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.

9.1.5.12 Railroad Facilities

- A. ~~In an Industrial Zone District, any~~ A railway facility proposed after January 11, 1991, shall be a minimum of 500 feet from a Residential Zone District; provided, however, this 500-foot spacing requirement may be reduced by the Zoning Administrator for an expansion of an existing facil-

ity if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.

- B. ~~In an Industrial Zone District, a~~All mass transit railroad facilities, ~~except rail tracks, guideways, and overhead power lines,~~ located within 200 feet of a conforming residential structure shall be subject to the Site Development Plan review procedures in Section 12.4.3 of this Code.

9.1.5.13 Terminal, Freight, Air Courier Service

- A. Any terminal proposed after January 11, 1991, shall be a minimum of 500 feet from a Residential Zone District; provided, however, this 500-foot spacing requirement does not apply to an increase of an existing use of less than 15 percent gross floor area or gross site area.
- B. The 500-foot spacing requirement may be reduced by the Zoning Administrator for an expansion greater than 15 percent gross floor area or gross site area of an existing facility if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.

9.1.5.14 Automobile Parts Recycling Business

The use shall be located no less than 500 feet from a Residential Zone District. This requirement may be reduced by the Zoning Administrator if the applicant proves by a preponderance of the evidence that the proposed use, its traffic generation and other external effects indicates a smaller separation will have no significant effect on the nearby Residential Zone District.

9.1.5.15 Junkyard

~~All junkyard uses shall comply with the following standards:~~

- A. The use shall be a minimum of 1,000 feet from any Residential Zone District, Mixed Use Commercial Zone District, or Downtown Neighborhood Context Zone District.
- B. ~~The use shall comply with the screening and enclosure requirements of The junkyard use shall be completely enclosed by a solid wall or fence in accordance with Section 9.1.3.9 10.5.7.3 (Moved from Section 9.1.3.9.B.3)~~ The height of such fence or wall shall screen the view from an abutting Primary Street of the stored material and ~~shall not need not~~ exceed a height of 10 feet. Existing solid walls or fences consisting of prohibited materials shall be replaced with approved materials no later than June 15, 1993.

9.1.5.16 Recycling Center

- A. ~~Separation Requirement--All Zone Districts~~
The recycling center facility shall be located at least 500 feet from a Residential Zone District. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that the proposed use, site design, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby Residential Zone District.
- B. ~~The use shall comply with the screening and enclosure requirements of Section 9.1.3.9 10.5.7.3. Enclosure Required The recycling center, facility shall be completely enclosed by a solid wall or fence meeting the minimum requirements of Section 10.5.7.3.~~

9.1.5.17 Recycling Plant, Scrap Processor

- A. **Separation Requirement**
The recycling plant shall be located at least 500 feet from a Residential Zone District. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation,

and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.

- B. ~~The use shall comply with the screening and enclosure requirements. Enclosure Required~~
~~The recycling plant shall be completely enclosed by a solid wall or fence meeting the requirements of~~
Section ~~9.1.3.9~~ 10.5.7.3.

9.1.5.18 Automobile Towing Service Storage Yard

An automobile towing service storage yard plant shall be located at least 500 feet from a Residential Zone District. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that the proposed use, site design, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby Residential Zone District.

9.1.5.19 Wholesale Trade or Storage, General

All wholesale trade or storage, general uses shall be located a minimum of 500 feet from a Residential Zone District.

9.1.5.20 Agriculture, Limited

All agriculture, limited uses shall be located at least 500 feet from a Residential Zone District.

9.1.5.21 Husbandry, ~~Plant or Animal~~

A. ~~I-A Zone District~~

~~This use is limited to plant husbandry only.~~

B. ~~I-B Zone District~~

1. ~~Plant husbandry is allowed without limitation.~~
2. ~~Animal husbandry is limited to meat packing plants and poultry slaughtering, provided such uses~~ This use shall be located at least 500 feet from a Residential Zone District.

~~Limited to plant husbandry only.~~

9.1.5.22 Nursery, Plant

- A. This use is limited to plant husbandry and/or the sale of produce and plants raised on the premises.
- B. This use shall be located at least 500 feet from a Residential Zone District.