

**CHAPTER 7
OTHER DISTRICTS
INDUSTRIAL DISTRICT (O-IND)**

TYPE OF DISTRICT: TRADITIONAL

ARTICLE 2: INDUSTRIAL DISTRICT (O-IND)

SECTION 7-2.01: PURPOSE

The Industrial District is intended to encourage the development of research, warehouse and light industrial activities in a setting conducive to public health, economic stability and growth.

SECTION 7-2.02: DEVELOPMENT OBJECTIVES

1. Adjoining non-industrial zones and developments shall be afforded protection from blight, deterioration, and non-industrial encroachment.
2. Properties in the Fremont Industrial Park shall be governed by the restrictive and protective covenants; these covenants precede any regulations outlined in this Section.
3. All industrial development shall ensure efficient traffic movement, including both employee and truck traffic.
4. Industrial activities will be characterized by the absence of objectionable external effects and attractive industrial architecture.
5. Sound industrial site design principles will be followed, which include:
 - a. Controlled access
 - b. Service areas located at the sides and rear of buildings
 - c. Convenient access, visitor parking and on-site circulation
 - d. Screening of outdoor storage, work areas, and equipment; and emphasis on the main building entry and landscaping.

SECTION 7-2.03: USES

Purpose and Intent

The Industrial District is intended primarily for industrial uses and processes of manufacture, fabrication, assembly, packaging, printing, reproduction, equipment services, transportation, storage and warehousing, while meeting specific performance and design standards. Accessory retail sales connected with a permitted principal use, certain public uses, essential services, and accessory uses are also permitted.

Uses		IND Industrial District	
Use (See Appendix 1 for List of Uses)	Uses by Right	Development Requirements	Special Land Uses
Educational	Technical, vocational & trade school		None
Government & Institutional	Park, plaza, square, playground, walkway and similar uses		None
	Police station & firehouse		
	Government service		
Financial, Medical and Professional Office and Related Services	Research institution	When accessory to an allowed utility or industrial use	None
	General & professional offices		
	Computer & data-processing center		

Uses		IND Industrial District	
Use (See Appendix 1 for List of Uses)	Uses by Right	Development Requirements	Special Land Uses
Utility	Electrical substation, communications switching facilities, central heating & cooling plant		None
	Off street surface parking	Parking areas shall be landscaped in accordance with the requirements of this District.	

Uses	IND Industrial District		
Use (See Appendix 1 for List of Uses)	Uses by Right	Development Requirements	Special Land Uses
Industrial	Building material suppliers and offices and showrooms of contractors, decorators or similar trades	Outdoor storage of equipment and material shall be screened from the view of any public street or Residential District.	See chart below
	Industrial plants, manufacturing, compounding, processing, packaging, treating, or assembling materials or including but not limited to textiles, apparel, paper, pharmaceuticals, glass, pottery, and	All operations shall be conducted wholly within the confines of a building; provided, that necessary accessory outdoor processes or the outdoor storage of	

Uses		IND Industrial District	
Use (See Appendix 1 for List of Uses)	Uses by Right	Development Requirements	Special Land Uses
	fabricated metal products except heavy machinery.	equipment and material may utilize required side yard or rear yard space if screened from any public street or Residential District.	
	Monument and art stone productions operations	Outdoor storage of equipment and material shall be screened from the view of any public street or Residential District.	
	Wholesale and warehousing, including commercial storage warehousing		
	Printing and publishing plants		
	Wholesale trade business without the storage of flammable liquids		
	Industrial laundry		

Uses		IND Industrial District	
Uses (See Appendix 1 for List of Uses)	Uses by Right	Development Requirements	Special Land Uses
Industrial	Living quarters for one security guard or caretaker employed on the premises with at least 800 sq. ft. of living area.	As accessory use	None
	Recycling of household and similar materials.	All storage and processing areas shall be located no closer than 100 ft. from a residential property line.	
Residential Care	Day Care Center (Commercial)	Allowed only when accessory to a permitted use on the same site	None
		Child care shall be provided only to minor children of parents or guardians employed by the principal use	
		An adequate pick-up and drop-off area shall be provided and arranged to prevent backup onto public streets.	

Uses	IND Industrial District	
Uses (See Appendix 1 for List of Uses)	Special Land Uses	Development Requirements
Industrial	Above ground storage of flammable liquids, subject to State and Federal requirements	No property line may abut land in any other District
	Metal and wood stripping establishment	No property line may abut land in any other District
	Wood processing facilities	Permitted only on properties that only abut the Industrial District
	Accessory retail sales connected with a permitted principal use	As accessory use. No more than 25% of floor area or 2,500 sq. ft., whichever is less.
	Truck terminal or transfer station	Permitted only on properties that only abut the Industrial District
		Minimum lot size 3 acres
Scrap metal recycling, not including vehicle recycling		

SECTION 7-2.04: DEVELOPMENT REQUIREMENTS

Development Requirements		
Front yard setback	60 ft.	Pedestrian walks, vehicular access drives, railroad tracks, landscaping or berming, stormwater detention and filtering areas, material pits, light fixtures, recording instruments, and utility manholes extending not more than six (6) inches above finished grade shall be permitted within said 60 foot setback. Off-street parking, gate or guard houses, roofs or canopies covering unenclosed pedestrian walks and walls or fences shall be permitted in the rear fifteen (15) feet of any required front yard setback.
Rear yard setback	20 ft.	Setback shall be increased to fifty (50) feet when adjoining any Residential District and be screened in accordance with the requirements of this District. Properties that abut a railroad right-of-way along the rear property shall have no rear yard setback requirement.
Side yard setback	20 ft.	Setback shall be increased to fifty (50) feet when adjoining any Residential District and be screened in accordance with the requirements of this District.
Screened outdoor storage	10 ft.	Permitted only in side or rear yards.
Minimum lot area	32,670 sq. ft (.75 acre)	
Minimum lot width	100 ft.	
Lot coverage	Maximum 75 %	
Building height	45 ft.	See Chapter 3 “General Provisions”

SECTION 7-2.05: ACCESSORY PROVISIONS

(See Chapter 2 for “Definitions” and Chapter 3 for “General Provisions”)

Signs

Ground Signs

- One ground sign is permitted, not exceeding fifty (50) sq. ft., located at least five (5) ft. from any lot line and ten (10) ft. in height. Up to thirty percent (30%) of the ground sign may be dedicated to a reader board, electronic display or time and temperature sign.

Wall Signs

- One wall sign is permitted per façade and/or frontage onto a parking area.
- Wall signs shall not exceed 1.25 sq. ft. per each lineal foot of building wall length associated with the use to which it refers, whichever is less, with a maximum of fifty (50) sq. ft.
- Signs shall be located on the wall facing street and off-street parking area designated for that use.
- See Chapter 3 “General Provisions” for regulations pertaining to multiple uses in a building.

Awning or Canopy Signs

- An awning or canopy sign may be painted, stenciled or otherwise affixed flat to the awning surface and cannot extend vertically or horizontally beyond the limits of the awning.
- Characters can be no more than twelve (12) inches in height.
- One suspended sign may be suspended under an awning for each ground floor establishment, not exceeding three (3) sq. ft. in area and have a minimum clearance of eight (8) ft. above the sidewalk or other pedestrian area.
- No more than two (2) awnings per frontage shall contain signs.
- The combined area of all signs on one awning shall not exceed twenty (20) sq. ft.

Real Estate Signs

- One sign per lot is permitted not exceeding six (6) sq. ft. in area, provided a corner lot may have one sign on each street frontage.

Political Signs

- One sign per issue or candidate is permitted not exceeding six (6) sq. ft. in area.

Parking

(See Chapter 3 “General Provisions” for General Requirements.)

Location

- Off-street parking shall be located outside required setback areas.
- Parking may be permitted in side or rear setbacks where no other location or parking arrangement is possible provided that the location of parking ensures compatibility with surrounding buildings and the pedestrian environment of the site and area.
- No parking shall be permitted in a front yard.
- Off-street parking requirements may be met in a shared parking lot located within three hundred (300) ft. of building/structure served.

Number

- The number of off-street parking spaces, provided shall not exceed the Standard Requirement for uses on the parcel.
- Additional parking spaces may be approved, based on documented evidence provided by the applicant demonstrating that the parking will be required to accommodate the use on a typical day.
- Fewer parking spaces may be approved, provided a parking analysis submitted by the owner demonstrating that the spaces planned will be sufficient if approved.

Use	Standard Requirement
Education	1 space per each 5 enrolled students
Government & Institutional	1 space per 3 persons by seating capacity in the largest assembly area; if no assembly area is provided, 2 spaces per 1,000 sq. ft. of UFA
Office	3 spaces per 1,000 sq. ft. of UFA
Utility	1 space per use
Industrial	1 space per 1,000 sq. ft. of UFA
Warehouse or wholesale establishments	1 space per 2,000 sq. ft. of GFA
Residential Care (Day Care Center only)	1 space per each employee of the center based on the maximum shift, plus 1 space for each six (6) children based on maximum enrollment, plus adequate pick-up/drop-off spaces.

Loading

- All loading areas shall have their access from a side or rear yard. Delivery or supply trucks shall not be parked, loaded or unloaded on public rights-of-way.

Landscaping/Screening

(See Chapter 3 “General Provisions” for General Requirements.)

Street Trees

- One 2-1/2 inch caliper street tree shall be provided and located at each thirty (30) foot interval of street frontage.
- Spacing of street trees shall comply with Chapter 18 “Streets and Sidewalks” of the City Code of Ordinances unless the development is in the Fremont Industrial Park, in which case the spacing of approximately fifty (50) feet between each tree is required.

Parking Areas

- Parking lots exceeding fifty (50) spaces shall provide interior landscaping, dispersed evenly throughout the parking lot in order to break up large expanses of pavement and assist with vehicular and pedestrian flow. At least one canopy tree shall be provided per twelve (12) parking spaces provided.

Screening

- Screening shall be provided on any side or rear lot line that abuts a Residential District or use.
- All unpaved areas of any front or side yard not screened for outdoor storage shall be landscaped and regularly maintained.
- Exterior trash disposal areas/equipment shall be enclosed by brick, decorative concrete, or a material that matches the material of the main building. The enclosure shall be a minimum of six (6) ft. high, with three (3) sides with a gate on the fourth side. Outdoor mechanical equipment shall be similarly screened, provided that the enclosure need be only as high as necessary to fully screen the equipment.

SECTION 7-2.06: OTHER

(See Chapter 3 “General Provisions” for General Requirements.)

Lighting

- The Joint Planning Commission may waive any portion or all of the lighting requirements if it determines that security of the site is adequate and lighting of certain areas is not warranted.
- Lighting shall be pedestrian-style lighting along all sidewalks and within parking areas.
- Building, wall and pole exterior lighting fixtures shall be directed downward in order to reduce glare onto adjacent properties and streets. Any fixtures or structures used in relation to lighting shall be architecturally compatible with the remainder of the structure.
- For pole lighting within parking areas, light fixtures shall not exceed a height of twenty (20) feet. Higher fixtures not exceeding thirty (30) feet may be permitted for pole lighting if the fixture is located at least two hundred (200) feet from any adjacent Residential District or use property line.

- All outdoor lighting used to light the general area of a specific site shall be shielded to reduce glare and shall be arranged to reflect lights away from all adjacent Residential Districts or adjacent residences. Light shall not exceed more than 0.5 foot-candles at a residential property line. Light shall not exceed more than 1.5 foot-candles at a non-residential property line. The maximum intensity of lighting internal to the site shall be ten (10) foot-candles.
 - Greater intensities may be allowed where additional security may be needed. A lighting plan shall be submitted as part of a request for greater lighting.

Accessory Buildings

- Accessory buildings shall be considered main buildings for purposes of setbacks. Trailers may be used for storage purposes.