

§ 17.60. - B-5 Commercial Industrial Park District.

17.61. Intent. The purpose of the Commercial Industrial Park District is to provide for the retailing of goods and services, the light manufacture and assembly of products, and the warehousing and distribution of such products within the controlled environment of an attractive, park-like setting. Minimum lot sizes are defined, front, side and rear yards are required, signage is restricted and landscaping and natural buffers are specified.

17.62. Uses permitted. The following uses shall be permitted in B-5 commercial industrial park district. Similar uses to those listed below may be permitted subject to article VI, Administration and review procedures, subsection 2.11, Interpretation of uses and subsection 2.12, Unclassified uses.

A. Commercial uses.

1. Business or professional offices.
2. Business support services.
3. Warehousing, wholesaling, and distribution center, as defined in article IV, section 5.04, subject to article VIII, § 15, without regard to the second sentence of subsection (A)(5) containing restrictions on the design and aesthetics of buildings and subsection (A)(2) regarding setbacks which shall be controlled by § 17.63 hereof. All storage and operations must be totally enclosed.

B. Institutional uses.

1. Public buildings.
2. Public utility facilities.
3. Recreational facilities intended primarily for use by employees and tenants of the commercial industrial park district.
4. Industry, light as defined in article IV, section 5.05.

C. Residential uses. None.

In addition to the uses listed above, accessory structures are permitted and uses to those permitted herein.

17.63. Area and dimensional regulations. Except as may be provided for elsewhere in this ordinance, the area and:

Minimum lot size:	Shall not be less than one acre for each tract.
Minimum lot width:	Each tract shall not be less than 100 feet as
Required Yard Setbacks:	
<p>1. All required yards shall be kept clear of parking, loading areas, accessory uses and buildings; provided, however, that a gate or security station or a detached ground identification sign meeting the requirements of article X, § 9.00 may be located in a required yard.</p>	
<p>2. Yards facing an existing or proposed public street shall be considered front yards. Such yards shall have a minimum depth of 50 feet from a major arterial and 40 feet from other public streets. On corner lots having two front yards, the required front yard shall be maintained on the street that the building</p>	

front faces; the required front yard on the remaining street may be reduced to a minimum depth of 30 feet, provided said street is not a major arterial.

3. Minimum required depth of rear yard shall be 20 [feet].

4. Minimum required width of each side yard shall be ten feet except where a side lot line abuts a residential district, then there shall be provided a side yard of not less than 50 feet with a berm and planting screen.

17.64. Street access and frontage.

1. Except as provided herein, all street access and frontage shall be provided.
2. Each lot shall have a minimum frontage of 100 feet on a public road.
3. Culs-de-sac shall be allowed in the commercial industrial park district.
4. Access to lots and building sites shall be via collector or arterial streets.

17.65. Off-street parking requirements. Except as provided for herein, all off-street parking shall be provided as set forth in article IX hereof.

1. The minimum number of off-street parking spaces for the following types of uses shall be provided [as] follows:

One space for each 200 square feet of floor area for nonmanufacturing uses to include offices, public buildings, business support services, recreational facilities, etc.

One space for each 500 square feet of industry light area.

One space for each 1,000 square feet of warehouse and storage area and public utility facilities.

2. Parking areas shall not be placed in any required yard. All parking areas shall be paved and properly drained. No parking shall be permitted any place other than in paved parking areas.
3. Loading areas shall not be placed within any front yard or any required side or rear yard and shall be located and properly screened, as well as practicable, so as to not be visible from any existing or proposed street.
4. Parking and loading areas shall be landscaped in accordance with a landscaping plan approved by the planning commission and pursuant to § 17.67 hereof.

17.66. Height requirements. Maximum number of stories shall be three.

17.67. Landscaping requirements.

1. Every building site on which a building shall be placed shall be landscaped in the following manner provided in this § 17.67. All landscaping must be installed within 180 days of a certificate of occupancy being issued by the appropriate governmental authority.
2. All yards required under this ordinance shall be landscaped and maintained. A minimum of one tree per 15 linear feet of distance for each boundary line shall be planted in the required yards.

3. All off-street parking areas, to include drives within the parking areas greater than either 20 automobile spaces or 6,000 square feet shall have at least five percent of the interior of the parking area landscaped in planting islands or peninsulas. Width of islands or peninsulas shall be a minimum width of at least five feet between backs of curbs and at least one tree per 20 parking spaces shall be planted within the planting islands or peninsulas in addition to other landscaping materials.
 4. All parking areas shall be screened from view of public streets as well as is practicable by the use of berms, fencing or buffers of plant materials.
 5. All mechanical and utility equipment, incinerators and trash containers, and accessory structures necessary for the conduct of a permitted use shall be adequately screened, as well as is practicable, by fencing or landscaping so as to not be visible from any existing or proposed street or from the ground floor of adjacent buildings.
- 17.68. Underground wiring requirement. All power, communication, and other wiring hereafter installed in a commercial industrial park district shall be placed underground.
- 17.69. Development procedure for tracts or parcels. In addition to the requirements found at article VIII, § 12.00, the following requirements must be met (in the event a conflict exists between the requirements in article VIII, § 12.00, the requirements in this § 17.69 shall govern):
1. Any landowner of property lying within a commercial industrial park district desiring to dedicate any street, road, or right-of-way to the public must first submit to the architectural review board, and then to the planning commission, for approval, a plan of the proposed street, road, or right-of-way.
 2. In addition to the requirements under article III, anyone desiring to secure a building permit for the use of land lying within a commercial industrial park district must first submit to the architectural review board, and then to the planning commission, the following information, as appropriate for approval of plans:
 - a) A site plan for traffic engineering analysis, showing location and design of buildings, driveways, driveway intersections with streets, parking areas, loading areas, maneuvering areas and sidewalks;
 - b) A planting plan, including screen walls and fences, for analysis of adequacy of visual screening and landscape architectural design;
 - c) Plans for all signs to be erected, including location and lighting of each sign.

The architectural review board shall review and approve by signature the proposed plot plan upon finding that the same complies with these requirements. If the proposed plot plan is not approved, the architectural review board shall state in writing on the proposed plot plan the cause for such disapproval. In either event, the architectural review board shall report its findings and recommendations to the planning commission. The planning commission shall either approve or disapprove such plans.
- 17.70. Architectural review board The architectural review board shall be an advisory board to the planning commission and shall be comprised of at least three individuals, one of whom shall be either the mayor or a member of the city council, one of whom shall be a property owner within the B-5 zoning district, and one of whom shall be an owner of a business located within the B-5 zoning district. Other than the mayor or member of the city council, who shall be appointed by the city council, the remaining members of the architectural review board shall be designated and redesignated every two years by majority vote of the owners of the lots in the commercial industrial park district.

(Ord. No. M2007-03-12, § 1, 3-12-2007)

§ 5.00. - Uses defined.

5.05. *Industrial uses.*

Bakery, major. An establishment which bakes goods for wholesale and/or retail. It may include storage and distribution facilities.

Construction service. A place of business engaged in construction activities and incidental storage as well as wholesaling of building materials, such as: a building contractor, trade contractor or wholesale building supply store. This shall not include a home improvement center, which also sells material at retail.

Industry, heavy. All meat or poultry processing facilities, slaughterhouses; the storage or manufacturing, disposal or destruction of: flammable, explosive or toxic materials, or other materials generally considered to be hazardous or offensive.

Industry, light. A use engaged in the manufacturing, predominantly from previously prepared materials, finished products or parts, including processing, fabrication, assembling, treatment and packing of such products; and the incidental storage, sale and distribution of such products. This use excludes the basic industrial processing.

Manufacturing, general. The basic processing and manufacturing of materials or products predominantly from extracted or raw materials and the incidental storage, sale and distribution of such products.

Maintenance service. An establishment providing building and yard maintenance services, such as: janitorial, exterminating, landscaping, window cleaning, office cleaning, etc.

Printing establishment, major. An establishment engaging in blue printing, copying, printing, engraving or other reproduction services with no limit on its floor space/area.

Recycling plant. A facility in which recoverable resources, such as: newspapers; magazines; books and other paper products; glass; metal cans; and other products are recycled, reprocessed and treated to a condition that is adequate for their reuse. Such a facility is not a junk yard.

Research laboratory. A building or group of buildings in which scientific research, investigation, testing or experimentation facilities are located. There shall be no provision for the manufacturing or sale of products, except as incidental to the main purpose of the laboratory.

Resource extraction. The removal of soil, sand, clay, gravel, minerals, or similar materials for commercial purposes, including: quarries; sand and gravel operations; gas extraction; mining; etc.

Salvage yard or junk yard. A lot, structure or part thereof, used primarily for: the collecting, storage and sale of waste paper, rags scrap metal or discarded material: the collecting, dismantling, storage and salvaging of machinery or vehicles not in running condition, or for sale of parts thereof.

Sanitary landfill. A state-approved site for solid waste disposal employing an engineering method of waste disposal that minimizes environmental hazards. This operation shall employ processes of spreading, compacting to the smallest volume, and applying cover material over all exposed waste at the end of each operating day.

Note: A sanitary landfill should not be confused with a dump which is illegal in any location. Solid waste at a dump is disposed of without being compacted and covered. A sanitary landfill presents fewer health and aesthetic problems and has the potential of being reclaimed for other land uses later. The disposal of hazardous or radioactive waste material is not permitted in a sanitary landfill.

Surface mining. Any activity constituting all or part of a process for the removal of minerals, ores and other solid matter for sale or for processing or for consumption in the regular operation of a business.

Transmission tower, commercial. A commercially licensed and approved structure, situated on a nonresidential site, that is intended for the purpose of transmitting or receiving television, radio, or telephone communications, excluding those used exclusively for dispatch communications.

Transmission tower, noncommercial. A noncommercial structure, which may be situated in commercial or noncommercial areas and may include amateur radio towers, ham operators, private receivers, etc.

Truck terminal. The land and buildings used as a relay station for the transfer of a load from one vehicle to another or one party to another. The terminal cannot be used for permanent or long-term accessory storage for principal land uses at other locations. The terminal facility may include storage areas for trucks and buildings or areas for the repair and maintenance of trucks associated with the terminal.

Warehousing, wholesaling and distribution. Warehousing, wholesaling and distribution refers to the use of land and structures for the purpose of storing materials with the intent to sell and/or distribute such materials. These facilities may be distribution centers, wholesale operations, open air storage facilities, etc. The premises may be used to store both perishable and non-perishable items (with adequate facilities to prevent pollution, toxicity, health and sanitary hazards and general nuisance); trucks, trailers, and other transportation devices and equipment; construction equipment and devices; and, other bulk storage materials or equipment. The storage of construction materials, in the open, such as: sand, gravel, bricks, cinder blocks, timber, clay, steel (columns, girders, trusses, plated, sheets pipes, etc.); water and sanitary sewer supplies, fixtures, etc., should be done in a manner to prevent accidents. Materials, such as: sand, clay, etc., should be well-contained to prevent any form of their displacement that may occur due to rain, storms and other phenomena, resulting in the jeopardizing of any neighboring land uses, wetlands, parks floodplains, environmentally sensitive areas, surface water supplies, sewage disposal systems, etc.