

Section 3-4-3 Industrial Districts Standards

A. DIMENSION REQUIREMENTS

Lot area, height, setback and related standards for the Industrial **Districts** are as follows:

Figure 9.

INDUSTRIAL DISTRICTS				
Districts		I-1		I-2
Minimum Site Area		1 acre		5 acres
Lot Width		150 ft.		300 ft.
Lot Depth		200 ft.		400 ft.
Maximum Building Coverage		50%		50%
Maximum Height		50 ft.**		50 ft.
Minimum Setbacks	Front	30 ft.		50 ft.
	Side*	30 ft.		30 ft.
	Rear	20 ft.		50 ft.
	Street side	30 ft.		30 ft.

* Thirty (30) feet per side; provided further that a ten (10) foot area **adjacent** to the property line be landscaped and maintained.

** The height of a building located in an I-1 district that will penetrate a slope of 100:1 from the runway centerline or runway end of an operating airport shall only exceed 40 feet upon a determination by the Federal Aviation Administration ("FAA") that the proposed building height presents no hazard to air navigation as evidenced by the receipt of a Determination of No Hazard to Air Navigation issued by the FAA.

B. DEVELOPMENT STANDARDS FOR INDUSTRIAL **DISTRICTS**

1. All new **buildings** and uses of land or substantial additions to or remodeling twenty percent (20%) or more of the total **building** area of existing **buildings** shall be subject to **Site Plan** review.
2. Required **yards** fronting on an arterial **street** shall be entirely landscaped except for driveways and walkways. Along all other public **streets**, a minimum **landscaped area** of thirty (30) feet per side shall be provided. Parking and maneuvering area shall not be permitted within the **landscaped area**.
3. Performance Standards: No use shall be established, maintained or conducted within any Industrial ~~Park~~ District which may cause any of the following:
 - a. Dissemination of smoke, gas, dust, noxious odor or any other atmosphere pollutant outside the **building** in which the use is conducted; or with respect to a use that is not conducted within a completely enclosed **building**, any dissemination whatsoever.

- b. Noise perceptible beyond the property boundaries of the immediate site.
 - c. Discharge of any waste material into any water course or ditch.
 - d. Dissemination of glare or vibration beyond the immediate site.
 - e. Potential hazards (fire, explosion, radioactive or any similar cause) to property in the same or any **adjacent district**.
 - f. Conditions detrimental to the health, safety and general welfare of the community, as determined by the **Zoning Administrator** or his designee.
4. All principal **buildings** and all **accessory buildings** or **structures**, including loading and unloading facilities shall be located at least one hundred (100) feet away from any existing or planned residential-~~district boundary~~ use, except where adjoining a railroad right-of-way.
5. A **mobile home, recreational vehicle**, or similar vehicle shall be prohibited as a facility for any industrial **Use Permitted** in this Ordinance except construction trailers and offices may be allowed while construction of the primary **structure** is being completed.
6. Manufactured buildings would be permitted if their architecture complies with Staff-approved exterior materials.
7. Industrial uses located **adjacent** to or separated by an **alley** from any existing or planned residential use ~~or District~~ shall provide:
- a. A ten (10) foot wide landscape strip, planted with one (1) tree every (20) linear feet, shall be required along the common property line. Trees must be low water use, as approved by the Arizona Department of Water Resources.
 - b. A six (6) foot solid masonry **wall** shall be required along the common property line and along interior property lines. An eight (8) foot **wall** may be required for industrial projects warranting higher screening. Within the front **yard** setback, a minimum **wall** height shall be three (3) foot.
 - c. Walls which front onto a public **street** shall be constructed of masonry with stucco, slump block, or brick designed to match the main **building** on the site.
8. Screening standards shall be observed as follows:

a. All outdoor storage areas for materials, trash, equipment, vehicles or similar items shall be screened from view along all **street frontages** by a six (6) foot **wall** constructed of slump block, brick, or masonry with a stucco or mortar wash finish designed to match the main **building** on the site.

b. Loading, delivery, ~~and~~ roll-up/dock doors, and service and wash bays may front onto a public **street** or a limited access highway, provided all of the following circumstances are met:

~~(1) — The public street is not an arterial street;~~

~~(2)~~ (1) There is no existing or planned residential use within 500 feet of the right- of-way line on the opposite side of the public street or limited access highway;

~~(3)~~ (2) The loading, delivery, ~~and~~ roll-up/dock doors, and service and wash bays occupy a maximum of 50% of the building width facing the public street (50% may be increased to 75% if the site is a corner lot ~~not involving an arterial street~~);

~~(4)~~ (3) The loading, delivery, ~~and~~ roll-up/dock doors, and service and wash bays shall be screened from public view with a combination of a two (2) foot berm and a six (6) foot wall, or an eight (8) foot wall. Either wall is to be constructed of brick, slump block, or masonry with a stucco or mortar wash finish, or a similar finish, designed to match the main **building** on the site; and

(4) Other than along a road designated as a scenic arterial, A ~~a~~ minimum of two (2) continuous offset rows of 24 inch box trees are planted twenty feet on center along the frontage of the public street or limited access highway frontage within the required 30-foot wide landscape area.

(5) When loading, delivery, roll-up dock doors, and service and wash bays front on a scenic arterial, as designated on the Land Use and Transportation Map of the General Plan, a 40-foot wide landscaped area shall be required, and a minimum of two (2) continuous offset rows of trees shall be planted twenty feet on center along the frontage of the scenic arterial with the external of the two (2) rows being 24 inch box trees and the interior of the two (2) rows being 36 inch box trees. Clustering of trees to provide better screening may be approved at site plan review and approval.

~~c. Commercial carwash and service bays shall not front on a public street.~~

~~c. d.~~ — The storage of materials, trash, equipment, vehicles, or other items within an enclosed storage area should not be substantially visible from adjoining **streets** or properties.

d. e. Dismantling, servicing or repairing of vehicles and/or equipment shall be within completely enclosed **building** or within an area enclosed by brick, block or masonry **walls**.

e. f. All outdoor refuse enclosures shall be located a minimum of 50 feet from any ~~single family, detached~~ existing or planned residential ~~zoning district use~~, or a minimum of 30 feet if a 30-foot wide landscape is established and maintained between the enclosure and the ~~single family, detached~~ existing or planned residential ~~zoning district use~~ along the entire length of the industrially designated property, as measured from the exterior **wall** of the refuse enclosure to the nearest residential property line.

9. **Buildings** with metal or steel exteriors shall be architecturally altered through the construction of veneers, facades, or other architectural treatments and installation of landscaping to minimize the extent of metal surfaces visible from the **street**.
10. All **buildings** located within a unified, planned industrial park development shall be architecturally styled to achieve harmony and continuity of design. **Building** elevations shall be coordinated with regard to color, texture, materials, finishes, and form.
11. All lighting shall be screened in a downward direction and directed away from **adjacent** properties and **streets**.
12. Electrical utility, cable TV and all other utility lines for **buildings** shall be placed underground. Overhead lines are permitted only for 69kV or greater electrical transmission facilities.
13. Mechanical equipment, whether ground-level or roof mounted, and other fixtures such as, but not limited to, telephones, vending machines and ice machines shall be screened from **street** view and be so located to be perceived as an integral part of the **building**.
14. All four sides of a **building** shall receive consistent architectural treatment.
15. Above ground silos, tanks, and other similar structures that are accessory uses to the primary building and are not occupied may be either freestanding or integrated into a building, up to a maximum height of 65 feet, exclusive of mechanical equipment, screening, and architectural embellishments, which shall be limited to five (5) feet above the height of the silo, tank, or structure. Notwithstanding the foregoing, the maximum height of any above ground silo, tank or similar structure provided for herein that will penetrate a slope of 100:1 from the runway centerline or runway end of an operating airport shall only exceed 40 feet upon a determination by the Federal Aviation Administration ("FAA") that the proposed

height presents no hazard to air navigation as evidenced by the receipt of a Determination of No Hazard to Air Navigation issued by the FAA.

16. Any part of the silos, tanks, and other similar structures visible from the public way shall be painted to match the primary building and shall be located at the side or rear of the primary building so as to be partially screened by the primary building.