

4.5 - INDUSTRIAL DISTRICTS

A. Purpose Statements

1. OR Office Research Zoning District

The OR Office Research Zoning District is intended to accommodate larger office structures outside the downtown, office parks, and research and development facilities, which may include limited light industrial uses with no outside impacts.

2. I-MU Industrial Mixed-Use Zoning District

The purpose of the I-MU Industrial Mixed-Use Zoning District is to provide for a mix of light industrial uses, compatible commercial uses, such as recreation, entertainment, and retail establishments, and higher density residential.

3. I-1 Light Industrial Zoning District

The purpose of the I-1 Light Industrial Zoning District is to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development facilities with little to no outside impacts.

4. I-2 Heavy Industrial Zoning District

The purpose of the I-2 Heavy Industrial Zoning District is to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing and warehousing uses. Commercial uses and open storage of materials are allowed. The industrial uses include fabrication, warehousing and assembly-type manufacturing, as well as office and research and development facilities, which may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.

B. Uses

Article 5 lists permitted and special principal uses and temporary uses for the industrial districts.

C. Dimensional Standards

Table 4-7: Industrial Districts Dimensional Standards establishes the dimensional standards for the industrial districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. Section 4.5.D has additional design standards that apply to development within the districts.

TABLE 4-7: INDUSTRIAL DISTRICTS DIMENSIONAL STANDARDS

	OR	I-MU	I-1	I-2
BULK				
Minimum Lot Area	10,000 sf	None	10,000 sf	10,000 sf
Maximum Building Height	70'	50'	60'	70'
SETBACKS				
Minimum Front Setback	20'	None	20'	20'
Minimum Interior Side Setback	15'	None, unless abutting residential district then 15'	None, unless abutting residential district then 15'	15', unless abutting commercial or residential district then 25'
Minimum Corner Side Setback	20'	None	20'	20'
Minimum Rear Setback	15'	15'	15'	15', unless abutting commercial or residential district then 25'

D. Industrial Design Standards

- 1.

The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, and additions to an existing structure. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to interior remodeling. Table 4-8: Industrial Building Design Standards indicates the applicability of building design standards to the industrial districts. A "•" indicates that the standard is applicable in the district indicated. The absence of a "•" indicates that the standard is not applicable.

Click [this link](#) to download a PDF version of Table 4-8.

TABLE 4-8: INDUSTRIAL BUILDING DESIGN STANDARDS

	OR	I-MU	I-1	I-2
Façade Design				
Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.	•	•	•	•
Buildings with façades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of two feet in depth a maximum of every 75 linear feet.	•			
Roof Design				
Green roof, blue roof, and white roof designs are encouraged.	•	•	•	•
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	•	•	•	•
Entrance Design				

Public entrances and primary building elevations must be oriented toward public streets. Main entrances to the buildings must be well defined.	•	•		
Entries to office or guest facilities must address the street, with direct access to office or guest facilities from street frontages and parking areas.	•	•	•	
Site Design				
In multi-building complexes, a distinct visual link must be established between various buildings through the use of architectural features or site design elements such as courtyards, plazas, landscape, and walkways to unify the project.	•			
The parking lot must not be the dominant visual element of the site when viewed from the primary roadway. Multiple smaller lots separated by landscaping and buildings, or placement behind buildings, are required.	•	•		
Developments should provide a pedestrian link to adjacent commercial uses to provide safe pedestrian access between the site and commercial uses outside the development.	•	•	•	

2. In the OR, I-MU, and I-1 Districts, the following building materials are limited on any facade facing a public right-of-way, excluding alleys, or any facade that abuts a lot in residential district. However, such materials may be used as decorative or detail elements for up to 40% of the facade, or as part of the exterior construction that is not used as a surface finish material.
 - a. Plain concrete block (only prohibited in the OR District)
 - b. Corrugated metal
 - c. Aluminum, steel or other metal sidings
 - d. Exposed aggregate (rough finish) concrete wall panels

- e. T-111 composite plywood siding
- f. Plastic
- g. Vinyl

FIGURE 4-6: INDUSTRIAL DISTRICT DESIGN STANDARDS

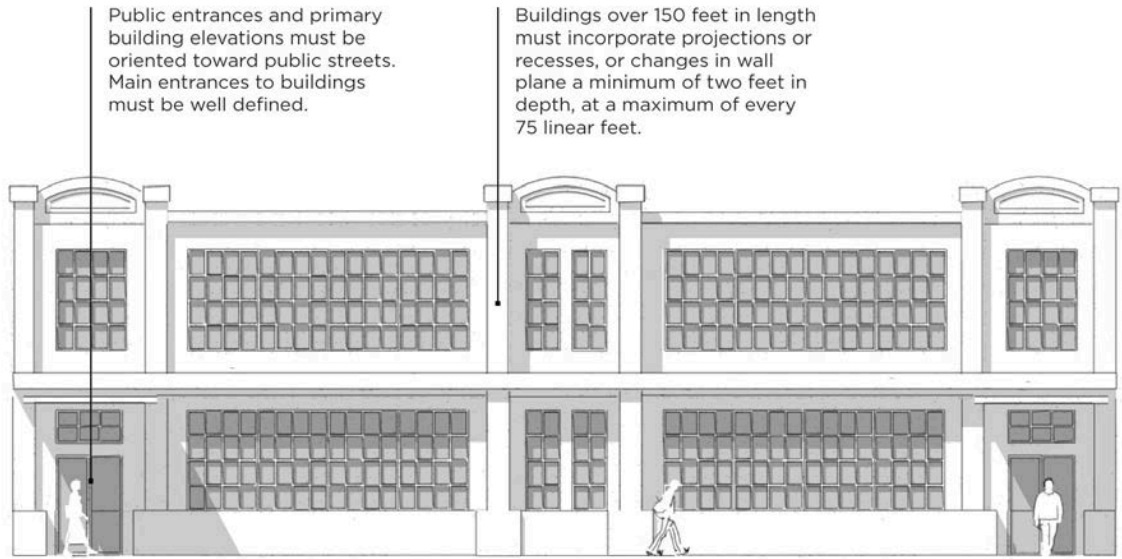
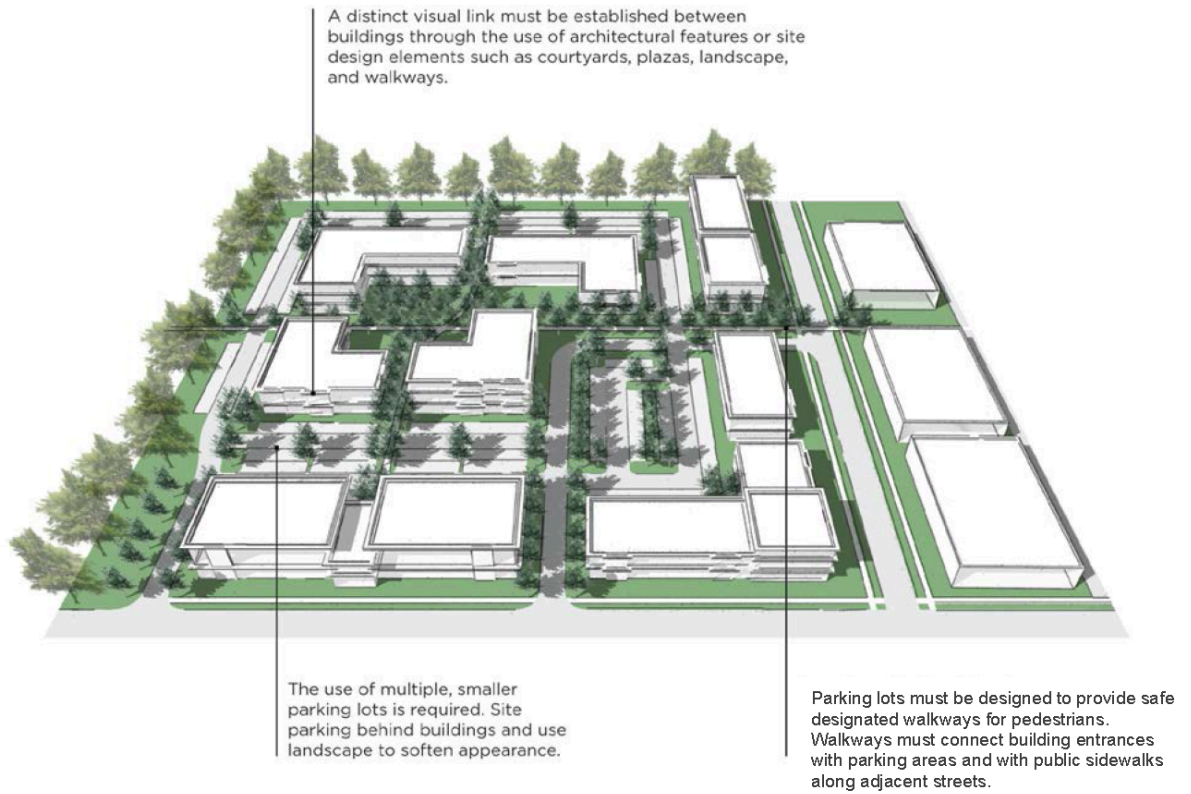


FIGURE 4-7: INDUSTRIAL DISTRICT SITE DESIGN STANDARDS



(Ord. No. 62, 2018, §§ 5, 6, 8-14-18; Ord. No. 2, 2020, § 3(Exh. C), 1-28-20; Ord. No. 137, 2021, § 3, 9-28-21)