

## SECTION 24.07 INDUSTRIAL ZONES

### 24.07.110 PURPOSES

In addition to the objectives outlined in Section 24.01 (Purposes and Scope), the Industrial Zones are included to provide for a quality working environment and to achieve a harmonious mixture of uses which might otherwise be considered incompatible when located in close proximity. Activities are intended to promote employment opportunities in manufacturing, service, research and development, engineering and wholesale trade. In addition, the Industrial Zones are included to advance the following objectives:

- A. To reserve appropriately located areas for industrial use and protect these areas from intrusion by dwellings and other inharmonious uses.
- B. To protect residential and commercial uses from noise, odor, dust, smoke, light intrusion, truck traffic, and other objectionable influences and to prevent fire, explosion, radiation, and other hazards incidental to certain industrial activities.
- C. To provide sufficient open space around industrial structures to protect them from hazard and to minimize the impact of industrial operations on nearby residential or commercial zones.
- D. To minimize traffic congestion and to avoid the overloading of utilities by restricting construction of buildings of excessive size in relation to the amount of land around them.

#### I-1 General Industrial Zone

This zone is intended as an area for modern industrial, research, and administrative facilities that can meet high performance and development standards and take advantage of the Imperial County Airport. Retail commercial uses in conjunction with a permitted or conditional use are permitted to occupy up to 25 percent of the gross floor area.

#### I-2 Rail-Served Industrial Zone

This zone is intended as an area for uses which can avail themselves of the railroad line in the area. The Zone also permits many General Industrial uses.

**24.07.120 PERMITTED AND CONDITIONAL USES: I ZONES**

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted uses subject to a Conditional Use Permit where the symbol "C" appears in the column beneath each zone designation. Where the symbol "X" appears the use shall be prohibited.

A. Manufacturing	I-1	I-2
1. <u>Manufacturing, compounding, assembly or treatment of articles or merchandise</u> from the following previously prepared typical materials such as canvas cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, plastics, shells, textiles, tobaccos, wood, and yarns; novelty items, (not including fireworks or other explosive type items), electrical and related parts; electrical appliances, motors, and devices; radio, televisions, phonograph, and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries, and soap (not including refining or rendering of fats or oils).	P	P
2. Furniture upholstery	P	P
3. Rubber and metal stamp manufacturing	P	P
4. Laboratories; chemical, dental, electrical, optical, mechanical, and medical	P	P
5. Bottling plants	P	P
6. Cement products manufacturing	C	C
7. Packing houses	C	C
8. Citrus products manufacturing, including frozen foods	C	C
B. Storage and Wholesale Trades	I-1	I-2
1. Mini storage, public storage, and storage warehouses.	C	C
2. Moving and storage firms.	C	P
3. Building materials and lumber storage yards and/or contractors yards.	C	C

24.07.120 PERMITTED AND CONDITIONAL USES: I ZONES

<u>B. Storage and Wholesale Trades (cont)</u>		<u>I-1</u>	<u>I-2</u>
4.	Building equipment storage, sales, rentals	C	C
5.	Automobile fleet storage	C	C
6.	Livestock sales and feed yards	X	C
7.	Trailer, truck or bus terminal	X	C
<u>C. Services</u>		<u>I-1</u>	<u>I-2</u>
1.	Animal hospital or veterinary clinic and/or office		
	a. Large animal.	C	C
	b. Small animal.	P	P
2.	Automobile, truck, mobile home, and/or tractor services including but not limited to sales, rental agencies, body repair, painting, and car washes.	C	C
3.	Blueprinting and photocopying.	P	P
4.	Business, professional, and research offices.	P	P
5.	Cleaning and dyeing plant.	X	C
6.	Distributors, showrooms, and administrative offices	P	P
7.	Eating and drinking establishments		
	a. Bars	C	C
	b. Nightclubs, cabarets, restaurant, coffee shops, delicatessens:		
	1. With alcoholic beverages and/or entertainment	C	C
	2. Without alcoholic beverages, but including entertainment.	C	C
	3. Without alcoholic beverages	P	P
	c. Snack bars, take-out only, refreshment stands contained within a building	P	P
	d. Fast food restaurants with drive-in or drive-through	X	X
8.	Kennels	X	C
9.	Newspaper publishing, printing, and distribution, general printing, and lithography	P	P

24.07.120 PERMITTED AND CONDITIONAL USES: I ZONES

C.	Services (continued)	I-1	I-2
10.	Gasoline dispensing and/or automotive service station	C	C
11.	Retail commercial when in conjunction with a permitted or conditional use and not occupying more than 25 percent of the gross floor area.	P	P
12.	Tire retreading and recapping.	X	C
13.	Motels, hotels and convention centers	C	C
14.	Swap Meet (See City Code Chap. 12 Art. V)	P	P
D.	Public and Semi-Public Uses	I-1	I-2
1.	Day nurseries, day care schools and nursery schools	C	C
2.	Post offices and post terminals	C	C
3.	Public facilities, including <sup>not</sup> but <del>not</del> limited to City headquarters, libraries, public offices, pumping stations wastewater treatment plants, equipment buildings, and similar installations.	<u>C</u>	C
4.	Public utility service yards	C	C
5.	Educational institutions public or private including vocational schools.	C	C
6.	Religious institutions	C	C
E.	Agriculture Uses	I-1	I-2
1.	Farms or ranches for orchards, tree crops, field crops, truck or flower gardening, and growing of nursery plants, including the sale of products raised on the premises.	P	P
2.	Animal grazing and raising, commercial or non-commercial, only when said property is vacant and one (1) acre or greater in size.	P	P
F.	Accessory Uses	I-1	I-2
1.	Accessory structures and uses located on the same site as a permitted or conditional use.	P	P

24.07.120 PERMITTED AND CONDITIONAL USES: I ZONES

F.	Accessory Uses (continued)	I-1	I-2
2.	Incidental services for employees on a site occupied by a permitted or conditional use, including day care, recreational facilities, showers and locker rooms.	P	P
3.	Watchman's or caretaker's living quarters only when incidental to and on the same site as a permitted or conditional use.	C	C

G.	Temporary Uses	I-1	I-2
1.	Temporary uses as prescribed in Section 24.11.120	P	P

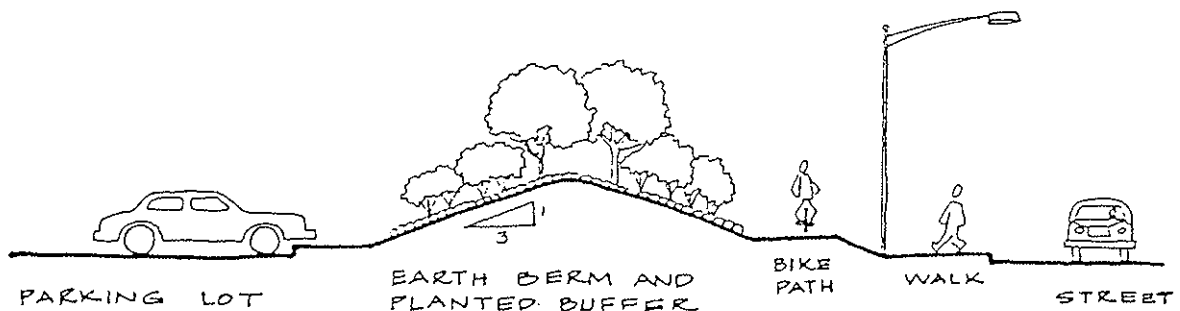
Prior to the construction of any building or structure on any lot within the I Zones, a Site Plan Review is required pursuant to Section 24.19.500. The following property development standards shall apply to all land and buildings other than accessory buildings authorized in this zone. Any legal lot/parcel may be used as a building site, except no building permit shall be issued for any lot having a lot size less than 4,000 square feet. Each building site shall have a minimum 20 foot wide vehicular access to a street.

A.	GENERAL REQUIREMENTS	I-1	I-2
	The following requirements are minimums unless otherwise stated.		
1.	Lot area, net square feet	10,000	43,560 (1 Ac.)
2.	Lot width (in feet)	100	100
3.	Lot depth (in feet)	100	100
4.	Front yard setback (in feet)	15	15
5.	Side yard setback, each side (in feet)	5/5	5/5
6.	Street side yard setback (in feet)	15	15
7.	Rear yard setback (in feet)	0	0
8.	Lot coverage, maximum	60%	60%
9.	Building height, maximum	35 feet or 2 stories, whichever is less	
10.	Distance between detached structures on the same lot, measured in linear feet between eaves	10	10
11.	Off-street parking and loading	(see Section 24.13)	

**24.07.130 PROPERTY DEVELOPMENT STANDARDS: I ZONES**

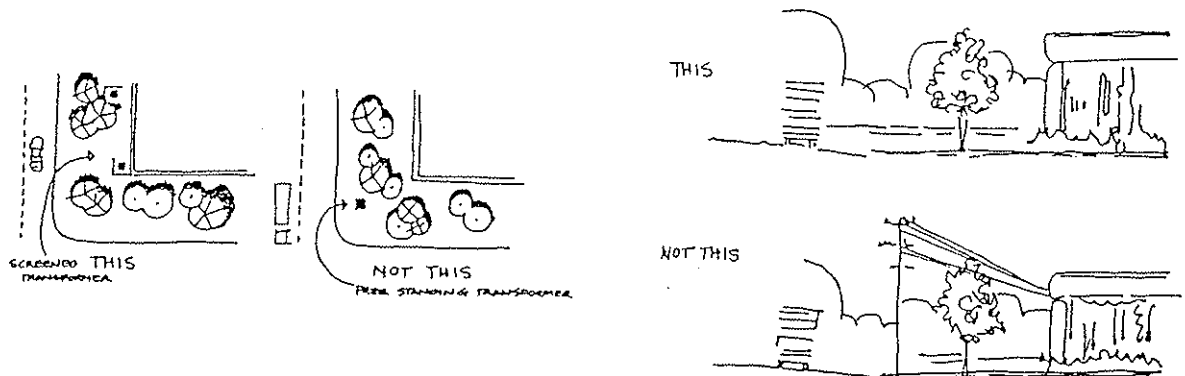
**B. SPECIAL REQUIREMENTS**

1. In any I zone a minimum setback of fifteen (15) feet shall be required wherever a lot in the I zone abuts a lot in any residential zone. Said setback may be used for required open off-street parking areas. The setback may be increased by the approving authority in situations where additional distance would help to mitigate or alleviate potential problems or hazards.
2. In any I zone, the average setback shall be no less than the minimum of the zone. The minimum setback shall be no less than ten (10) feet.
3. Along all street frontages situated across from any residentially zoned property, a minimum three foot high landscaped earthen berm shall be constructed. Along all other lot lines adjacent to residential zones, a maximum six (6) foot high masonry wall shall be constructed. Fences should blend in with the site's architecture. In addition, along lot lines adjacent to residentially zoned property, fifteen (15) gallon trees twenty (20) feet on-center and shrubbery shall be installed and maintained along the inside of the wall in a five (5) foot wide, raised landscape planter, to provide a dense landscape screen.
4. Streetscapes shall be enhanced to provide an ease in the transition from the street to the building. Patios, parking and circulation spaces can be included in setback areas to help buffer adjoining parcels from one another.
5. Reciprocal ingress and egress, circulation and parking arrangements shall be required where possible and feasible to facilitate ease of vehicular movement between adjoining properties and to limit superfluous driveways.

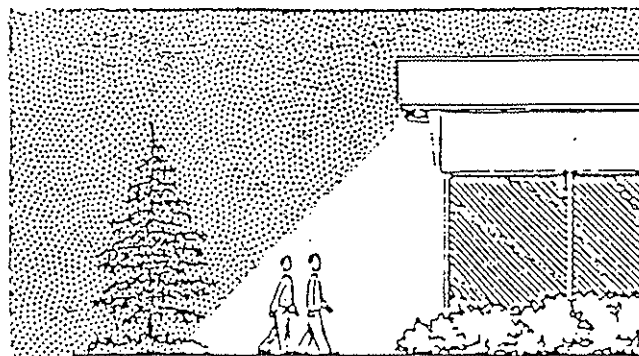


**24.07.140 PERFORMANCE STANDARDS: I ZONES**

- A. In all I zones the required setbacks shall be landscaped. Landscaping shall consist predominantly of drought tolerant, low maintenance plant materials and shall be irrigated by automatic sprinklers. All landscaping shall be permanently maintained in a clean and healthy and thriving condition, free of weeds, trash and debris.
- B. All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties by use of a parapet, wall or fence, or shall be enclosed within a building. Exposed gutters, downspouts, vents, louvers, and other similar elements shall match the surface to which they are attached unless they are used as part of the design theme.
- C. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and overhead cable shall be installed underground where possible.



- D. Lighting. All light sources shall be shielded in such a manner that no light is visible from streets or adjoining properties. Illuminators shall be integrated within the architecture of the building. Freestanding lamp posts shall be no taller than 18 feet. The intensity of light at the boundary of any I zone shall not exceed seventy-five (75) foot lamberts from a source of reflected light. All exterior lighting shall be low pressure sodium.





24.07.140 PERFORMANCE STANDARDS: I ZONES (continued)

- E. Electrical Disturbance, Heat and Cold, Glare. No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the site.
- F. Fire and Explosion Hazard. All storage of and activities involving inflammable and explosive materials shall be provided with adequate safety and fire fighting devices to the specifications of the Uniform Fire Code and the Fire Chief. All incineration is prohibited. Adequate emergency sprinklers and smoke detectors shall be installed in all new construction and upon expansion or change of an existing use.
- G. Noise. No use except a temporary construction operation shall be permitted which creates noise level which exceeds five decibels (as defined in the Occupational Safety and Health Act of 1970) above the ambient level of the area measured at the property line.
- H. Odor. No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.
- I. Radioactivity. In all I zones, the use of radioactive materials shall be limited to measuring, gauging, calibration devices, and medical x-ray diagnostic equipment.
- J. Vibration. No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments at the boundary of the lot on which the use is located.
- K. In any I zone the conversion of a project to condominium ownership shall meet all the requirements of the zone to the maximum extent possible within the constraints of the existing development. In no case shall the requirements of the Fire Code, Sign Ordinance, and Screening standards be waived. Specific City Council waiver shall be required where the zone requirements except as noted herein, cannot be met.
- L. Air Pollution. There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emissions point, are as dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published in the United States Bureau of Mines Information Circular 7718.
- M. Outdoor Storage Areas shall be entirely enclosed by solid masonry walls not less than six (6) feet in height to adequately screen view from the external boundaries of the property.

#### 24.07.140 PERFORMANCE STANDARDS: I ZONES (continued)

- N. Testing. Whenever there is a question of conformance with the performance standards of this Section, the property owner or operator shall engage the services of a certified testing firm if required by the Planning Director. Copies of all such tests shall be furnished to the Planning Director.
- O. Energy Conservation. Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access. Buildings shall be designed to minimize energy consumption requirements, and may include, but not necessarily be limited to, the following conservation measures:
1. Cogeneration;
  2. Eave coverage for windows;
  3. Double glazed windows;
  4. Earth berming against exterior walls;
  5. Green houses; and
  6. Deciduous shade trees.
  7. All new construction and remodeling shall be preplumbed for solar hot water heating.

#### 24.07.150 ACCESSORY STRUCTURES

- A. In any I zone, accessory structures shall not be located in front of the main building.
- B. In any I zone, accessory structures shall meet all of the setback requirements for main buildings.
- C. In any I zone, porches, steps, architectural features such as canopies or eaves, and chimneys, balconies or stairways may project not more than four (4) feet into any required yard area.
- D. In any I zone, accessory structures shall be no taller than fifteen (15) feet in height.

#### 24.07.160 WALLS AND FENCES

- A. In any required front or side yard area, a wall or fence shall not exceed thirty-six (36) inches in height.
- B. In any required rear or interior side yard area, a wall or fence shall not exceed six (6) feet in height.

#### 24.07.170 SIGNS

No sign or outdoor advertising structure shall be permitted in any I zones except as provided in Section 24.15.