

**Sec. 10-2081 – WH-I Warehouse Industrial District**

WH-I District scope and intent.

Use regulations. Within the WH-I District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

**(a) Permitted uses.** Structures and land may be used for only the following purposes.

1. Commercial greenhouses or plant nursery.
2. Education.
  - Technical school.
  - Vocational school
3. Manufacturing, wholesaling, repairing, compounding, assembly, processing, preparation, packaging of treatment articles, foods (smoking, curing and canning), components, products, clothing, machines and appliances and the like, where character of operations, emissions and by-products do not create adverse effects beyond the boundaries of the property
4. Newspaper publishing facilities
5. Office, business.
6. Office, professional
7. Paint, glass and wallpaper stores
8. Printing, publishing and reproducing establishments.
9. Research and experimental testing laboratories including medical and dental laboratories.
10. Restaurants, bars grills, taverns, cafés, drive-ins, fast food facilities and similar eating and drinking establishments.
11. Self-storage mini-warehouse facilities.
12. Food Truck Stations and terminals
13. Commercial Kitchens
14. Industrial Design Centers
15. Warehousing and storage.
16. Warehouse and Distribution Center
17. Research and Development
18. Repair services and trade shops, including sheet metal, upholstering, electrical, plumbing, carpentry, sign painting and other similar activities.
19. Storage of fuels, oils, gases and other combustible materials.
20. (Basic wood processing including sawmills, planing mills, veneering and laminating of wood.
21. Battery manufacture.
22. Cement products manufacture and production of ready-mix concrete.
23. Cooperage and bottling works.
24. Manufacturing
25. Repair services and trade shops, including sheet metal, upholstering, electrical, plumbing, carpentry, sign painting and other similar activities.

**(b) Development Standards.**

*Minimum Lot Area:* None

*Minimum Lot Width:* None.

*Maximum Lot Depth:* None.

*Minimum Lot Frontage:* 100 feet on a public street with direct access from a public street.

*Maximum Height Regulation:* 75' maximum

*Sewer and Water:* Requires connection to public water and sewer.

*Minimum Front Yard Setback:* 40 feet when adjacent to arterial road, 45 feet when adjacent to a collector road, and 40 feet when adjacent to a local road.

*Minimum Side Yard Setback:* 20 feet.

*Minimum Rear Yard Setback:* 20 feet.

*Maximum Lot Coverage:* All primary and accessory structures and impervious surface cannot exceed 70% of the lot area.

*Maximum Structure Height:* 75 feet for the primary structure, 35 feet for accessory structures, all telecommunication facilities shall conform to the requirements of Article 6.

### **(c) Site Development Requirements**

#### Design Requirements

The following design requirements are to be incorporated into the project:

1. Parking reduction in density requirements;
2. Shared parking with contiguous businesses;
3. Pervious/permeable material for parking areas and roadways under 25 mph;
4. Use of bio-retention islands and other storm water practices with parking lot landscaped and setback areas;
5. Use of pervious/permeable materials for walking paths;
6. Use of pervious materials for driveways;
7. Use of green roofs;
8. Use of rain gardens, rain barrels and other residential rain collection practices;
9. Discharge of roof drainage into pervious areas;
10. Preservation of natural vegetation and shade within the lot.
11. Downcast lighting
12. Refuse screening
13. Natural vegetative transitional buffer
14. Combination of masonry materials: brick, stone
15. Landscaping/screening must include noninvasive plant species

**(d) Transparency Requirements**

<i>Ground story, nonresidential</i>	<i>50% min</i>
<i>Upper story</i>	<i>20% min</i>
<i>Blank wall length</i>	<i>30' max</i>
<i>Entrance facing primary street</i>	<i>Required</i>

**(e) Procedures**

A predesign/concept plan meeting with the city technical reviewers is required to review preliminary designs regarding items in section XX-XXX. Items to be considered by the city for the use of such designs shall include cross-deck layouts, screening, buffering, landscaping plan, lighting plan, traffic study is required and any other features that may have direct impact on safety; local, state and federal regulations; and adjacent properties. Designs for green infrastructure/low impact development must be approved by the city technical reviewer(s) during the predesign stages of a new development and redevelopment. It is the responsibility of the owner to have such approvals before applying for permits from the city.

**(f) Approval Criteria**

In order for a project to be approved under the Conditional Use Permit regulations, it must go through a public hearing and thorough staff review. This review will be analyzed by City service departments: Transportation, Stormwater, Zoning, Traffic, Building, etc. Each department will review against City ordinance and Code(s) to ensure quality development and minimal impact on City resources. Approval process will ensure that development does not cause excessive burdens due to:

- Traffic
- Air quality
- Light pollution
- Noise pollution
- Environmental injustice
- Social injustice

**(g) Community Benefit Agreement**

Any proposed warehouse project must adhere to imposed community benefit agreements. A community benefits policy is any policy adopted by a local government that requires community benefits on projects undertaken by the government or by a private developer. This agreement may be conditions imposed by Planning/Zoning staff which may include but are not limited to:

- Recommendation to pay into a fund for maintaining roads/streets
- Recommendation to donate a certain amount of money to nearest neighborhood association/school(s) that may be impacted by proposed development
- Extensive green building measures and community consultation on environmental issues;

- Recommendation that employees be city residents to institute a “live where you work” dynamic
- Targeted outreach to, and pre-bid meetings with and workshops for, local, minority and disadvantaged businesses related to business opportunities associated with the new development
- Funds for soundproofing affected schools and residences;
- Space within the development for a community services facility, such as a community center, youth center, or job training center, according to needs determined through a community process.

Other regulations. The headings below contain provisions applicable to the WH-1 District.

Chapter 2 Zoning Regulations

Chapter 3 Building Code Regulations

Chapter 4 Subdivision Regulations

Chapter 5 Flood Damage Prevention

Chapter 6 Tree Protection and Landscape Ordinance

Chapter 7 Signs

Chapter 8 Uniform Roadway Addressing System

Chapter 9 Condition and Use of Commercial and Industrial Buildings

Chapter 10 Soil Erosion and Sedimentation Control

Chapter 11 Stormwater Management

Chapter 12 Stream Buffer Protection

Chapter 13 Enterprise Zones

Chapter 14 Overlay Districts