

Article 21-04: Special Districts

Sections

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Section 21-04.01: OS Open Space

(a) Intent

The OS District is established to promote the development of a range of publicly owned open spaces dispersed throughout the City.

The following are typical characteristics of the OS District:

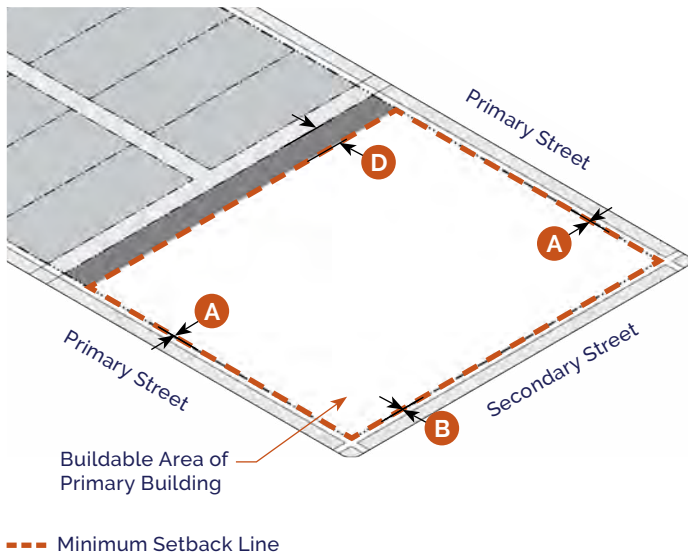
- Active or passive open spaces, including neighborhood parks, formal greens or plazas, greenways, trails, recreational fields, or natural spaces that accommodate a wide range of ages, physical abilities, and programming
- Buildings and uses that activate and address the open space or support park functions
- Wide sidewalks and pathways for multiple uses surrounded by a formal or informal arrangement of trees and landscaping
- Seating and site amenities that encourage pedestrian use and comfort

Uses

(b) Principal Uses	Use Definition & Standards
Agricultural	
Community Garden	■ * 21-06.01(e)(2)
Civic & Institutional	
Assembly, Neighborhood	■ * 21-06.01(f)(1)
Assembly, General	■ 21-06.01(f)(2)
Cemetery	■ 21-06.01(f)(3)
Library/Museum/Cultural Facility	■ 21-06.01(f)(7)
Parks & Open Space	■ 21-06.01(f)(8)
Police/Fire Facilities	■ 21-06.01(f)(9)
Religious Institutions	■ 21-06.01(f)(10)
Zoo	■ 21-06.01(f)(12)
Residential	
Dwelling, Ancillary	■ * 21-06.01(j)(1)
Retail & Service	
Bar/Tavern	■ 21-06.01(k)(3)
Entertainment/Recreation Facility, Indoor	■ 21-06.01(k)(8)
Entertainment/Recreation Facility, Outdoor	■ 21-06.01(k)(9)
Restaurant	■ 21-06.01(k)(15)
Transportation	
Parking Lot	■ * 21-06.01(l)(4)
Utilities	
Solar Farm	■ 21-06.01(m)(1)
Utilities, Minor	■ * 21-06.01(m)(3)
Wireless Communications	■ * 21-06.01(m)(4)
See Section 21-06.02 for accessory use standards.	

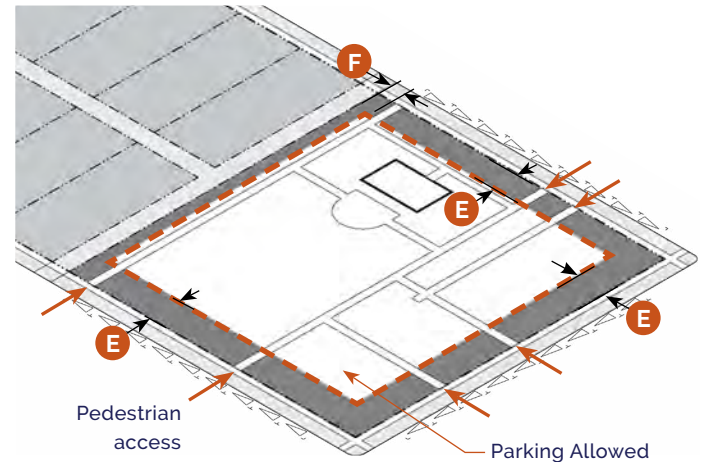
Key ■ Allowed ■ Allowed subject to Conditions ■ Special Exception * Use Specific Standards

Building Placement



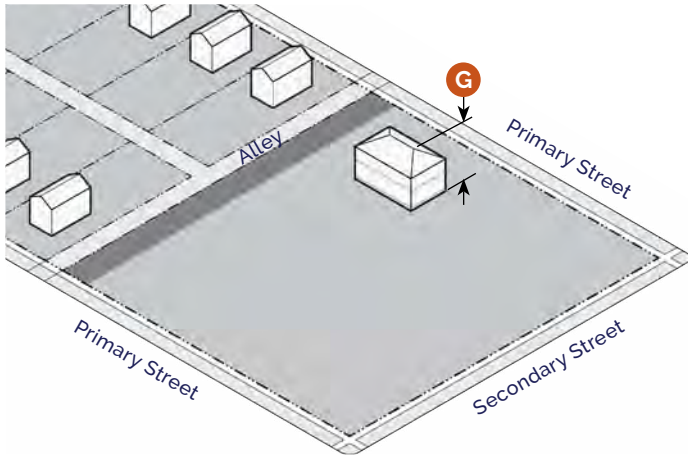
(c) Building Placement				
Building Setbacks (min.)	Front A	Corner B	Side C	Rear D
Adjacent to S1, S2, U1 ,or U2	0'	0'	10'	20'
Adjacent to all other zones	0'	0'	0'	0'
Building Coverage				
Building Coverage	40% max.			

Access & Parking



(d) Access & Parking		
Pedestrian Access		
All parks shall have at least one pedestrian access point from each abutting street.		
Paths within the open space shall provide pedestrians with convenient routes between abutting streets, building entrances, and major design features.		
Paths may meander to take advantage of view corridors or topographical and landscape features.		
Bicycle Access		
See Section 21-07.02 for Bicycle Parking requirements.		
Parking Lot Location (Distance from Lot Line)		
Front & Corner Setback (min.)	12'	E
Side & Rear Setback (min.)	10'	F
Required Spaces		
Off-street parking areas are not required for any use.		
Any off-street parking areas provided, even though not required, shall be developed in compliance with the standards set forth in Section 21-07.03 .		
See Section 21-07 for full access and parking requirements.		

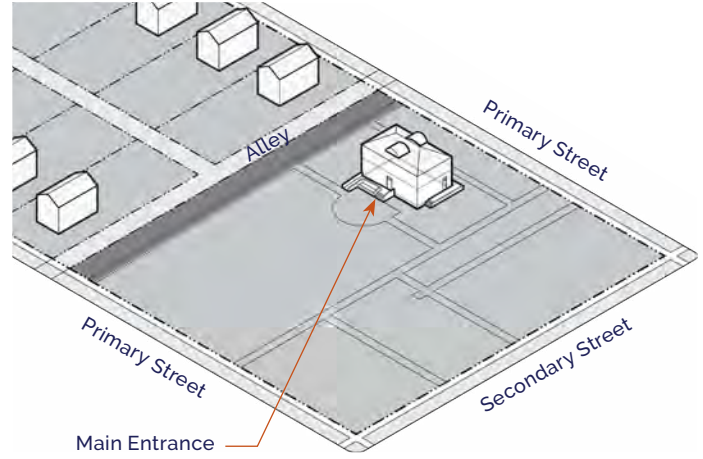
Building Form



Required Setback

(e) Building Form		
Building Height		
All Buildings (max.)	35'	G
Building Orientation		
Primary facades shall be oriented to a front lot line or open space.		

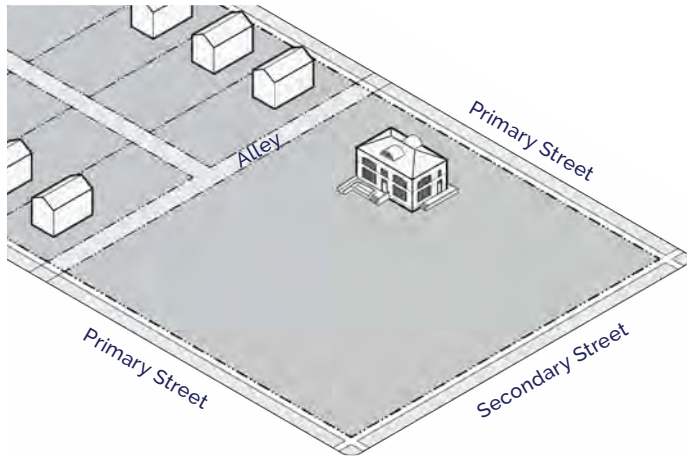
Building Components



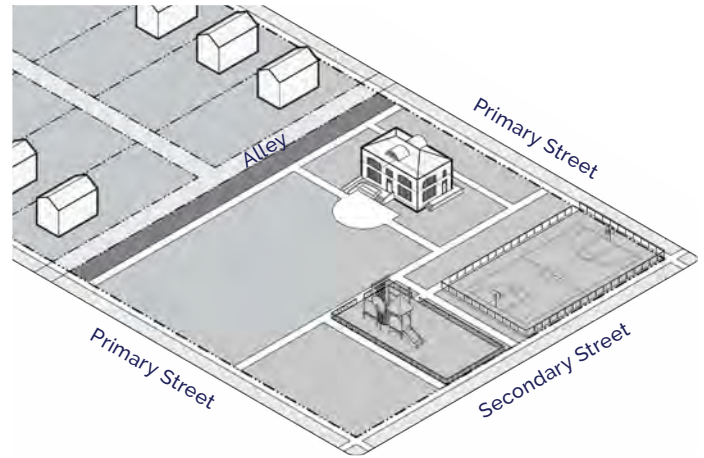
(f) Building Components	
Building Entrance	
Main entrances shall be prominently located and visible from the primary street or open space.	
Allowed Encroachments	
Building components may extend into a right-of-way with approval by the Board of Public Works.	

See [Section 21-08.01\(g\)](#) for building component definitions and additional requirements.

Building Standards



Site Development



(g) Building Standards

Building Materials

Restrictions on building materials shall apply to all front and corner facades of non-residential buildings.

Building materials used on the front and corner facade shall extend a minimum depth of 16" along the side facade.

E.I.F.S. is not permitted on the ground floor except as trim.

Standard, fluted, or split face concrete masonry units above the basement level are prohibited as face material.

Unfinished metal, plywood, unfinished precast or poured-in-place concrete are prohibited.

Windows and doors on a ground floor front/corner facade shall have clear, transparent glass that has a min. VLT of 50% and a max. VLR of 25%.

See [Section 21-08](#) for full building standards.

(h) Site Development

Accessory Structures/Uses

Accessory Structures [21-06.02\(f\)\(1\)](#)

Mechanical/HVAC [21-06.02\(f\)\(14\)](#)

Trash/Recycling Container [21-06.02\(f\)\(27\)](#)

See [Section 21-06.02](#) for full accessory use regulations.

Fence/Freestanding Walls

	Front	Corner	Side	Rear
Height (max.)	3'	3'	8'	8'

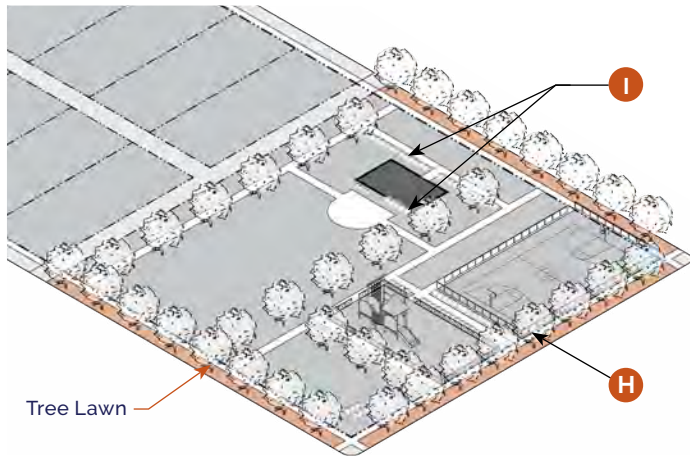
A fence up to 4' is allowed in an established front or corner yard if fence is greater than 50% open.

A fence up to 8' max. is allowed to enclose maintenance facilities, storage, or other utilities.

An open fence enclosing a game court may be erected to a maximum of 12' in height.

See [Section 21-09](#) for full site development requirements.

Landscape



Street Trees Allowed

(i) Landscape

Streetscape Trees Required

Shade Tree ¹	1 tree min. per each full 30' of street frontage	H
Location ²	Tree lawn	
Spacing	Evenly spaced to extent possible	

Foundation Landscape Required ³

Front & Corner Facades Over 35' Wide	1 shrub per 5' of facade min.	I
Location	Directly adjacent to facade	

Buffer Landscape Required

Adjacent to S1	Type 3 buffer if no street or alley
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Parking Lot Screening (of 4 or more spaces)

Parking that is visible from a street/open space, other than an alley, shall be screened by a Type 1 buffer.
 Parking that is visible from a side/rear lot line abutting a S1, U1, or U2 district shall be screened by a Type 1 or 2 buffer.
 Buffers shall comply with [Section 21-09.01\(o\)](#).

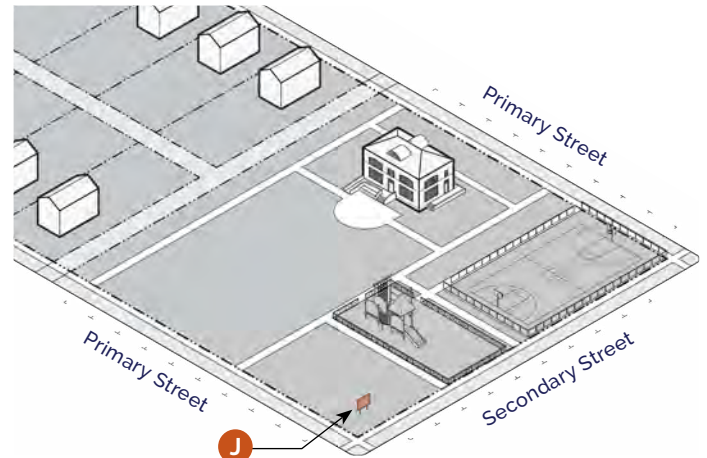
See [Section 21-09.01](#) for full landscape requirements.

¹ An existing tree of at least 1.75" caliper may fulfill this requirement.

² If a tree cannot be placed in a tree lawn, an alternate location may be approved by the Zoning Administrator.

³ The Zoning Administrator may waive the requirement for foundation landscape if a building is located more than 50' from the street.

Signs



(j) Signs

Total Signs Allowed

Building Sign	Up to 10% of the total area of the building facade	
Freestanding Sign	1 per street frontage; up to 64 square feet and 8 feet in height	J

Freestanding signs may be located in a required setback, provided they are at least 5' from a lot line.

See [Section 21-10](#) for full sign requirements including changeable copy signs, temporary signs, exempt signs, off-premise, and use-specific signs.



Section 21-04.02: U University

(a) Intent

The U District is established to promote the development of major college or university campuses.

The following are typical characteristics of the U District:

- A diversity of uses, functions, and facilities that facilitate the highest level of education
- A range of commercial uses which are accessory to or typically associated with a college or university campus, such as a bookstore, hotel, food sales and service, school supplies, and personal services.
- Pedestrian-oriented scale with sidewalks and a formal or informal arrangement of trees and landscaping.

Uses

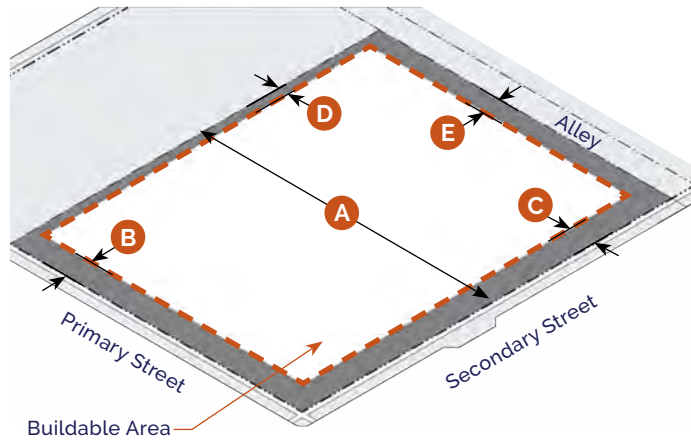
(b) Principal Uses	Use Definition & Standards
Agricultural	
Community Garden	■ * 21-06.01(e)(2)
Civic & Institutional	
Assembly, Neighborhood	■ * 21-06.01(f)(1)
Assembly, General	■ 21-06.01(f)(2)
Cemetery	■ 21-06.01(f)(3)
College/University	■ 21-06.01(f)(4)
Hospital	■ 21-06.01(f)(6)
Library/Museum/Cultural Facility	■ 21-06.01(f)(7)
Parks & Open Space	■ 21-06.01(f)(8)
Police/Fire Facilities	■ 21-06.01(f)(9)
Religious Institutions	■ 21-06.01(f)(10)
School, Pre-K/Primary/Secondary	■ 21-06.01(f)(11)
Industrial, Manufacturing, & Processing	
Industrial, Artisan	■ * 21-06.01(g)(1)
Research/Laboratory Facility	■ 21-06.01(g)(4)
Lodging	
Bed & Breakfast	■ * 21-06.01(h)(1)
Hotel	■ * 21-06.01(h)(2)
Office	
Professional Offices	■ 21-06.01(i)(1)
Residential	
Dwelling, Ancillary	■ * 21-06.01(j)(1)
Dwelling, Multi-Unit	■ 21-06.01(j)(5)
Group Residence	■ 21-06.01(j)(6)

(b) Principal Uses (continued)	Use Definition & Standards
Retail & Service	
Bar/Tavern	■ 21-06.01(k)(3)
Commercial School	■ 21-06.01(k)(5)
Day Care Center	■ 21-06.01(k)(6)
Entertainment/Recreation Facility, Indoor	■ 21-06.01(k)(8)
Entertainment/Recreation Facility, Outdoor	■ 21-06.01(k)(9)
Medical/Dental Clinic	■ 21-06.01(k)(12)
Personal Care & Services	■ 21-06.01(k)(13)
Restaurant	■ 21-06.01(k)(15)
Retail & Service, General	■ 21-06.01(k)(16)
Transportation	
Airport	■ 21-06.01(l)(1)
Heliport	■ 21-06.01(l)(3)
Parking Lot	■ * 21-06.01(l)(4)
Passenger Terminal	■ 21-06.01(l)(5)
Transit Station	■ 21-06.01(l)(6)
Utilities	
Solar Farm	■ 21-06.01(m)(1)
Utilities, Major	■ * 21-06.01(m)(2)
Utilities, Minor	■ * 21-06.01(m)(3)
Wireless Communications	■ * 21-06.01(m)(4)

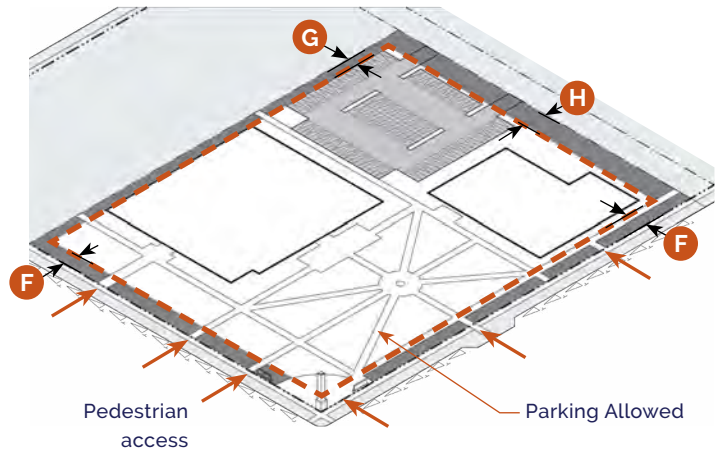
See [Section 21-06.02](#) for accessory use standards.

Key ■ Allowed ■ Allowed subject to Conditions ■ Special Exception * Use Specific Standards

Building Placement



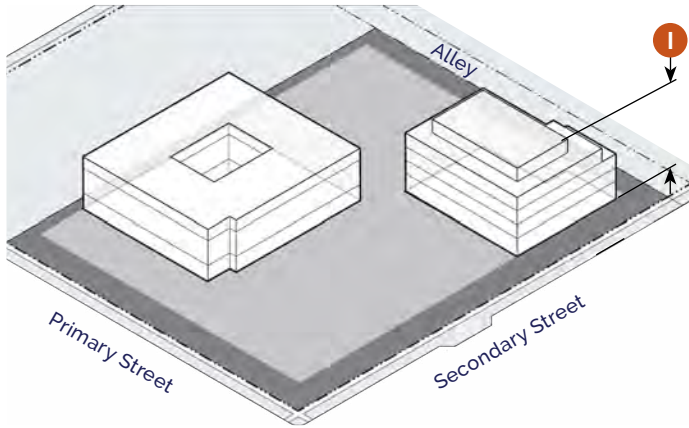
Access & Parking



(c) Building Placement				
Lot Size				
Lot Width	100' min.			A
District Area	5 acres min.			
Building Setbacks (min.)	Front	Corner	Side	Rear
	B	C	D	E
Adjacent to S1, S2, U1, or U2	25'	25'	10'	20'
Adjacent to all other zones	10'	10'	0'	0'

(d) Access & Parking		
Pedestrian Access		
A walkway shall connect the sidewalk to the main entrance.		
Bicycle Access		
See Section 21-07.02 for Bicycle Parking requirements.		
Parking Lot Location (Distance from Lot Line)		
Front & Corner Setback (min.)	12'	F
Side Setback	10'	G
Rear Setback	20'	H
Required Spaces		
Off-street parking areas are not required for any use. Any off-street parking areas provided, even though not required, shall be developed in compliance with the standards set forth in Section 21-07.03 .		
See Section 21-07 for full access and parking requirements.		

Building Form



Required Setback

(e) Building Form

Building Height

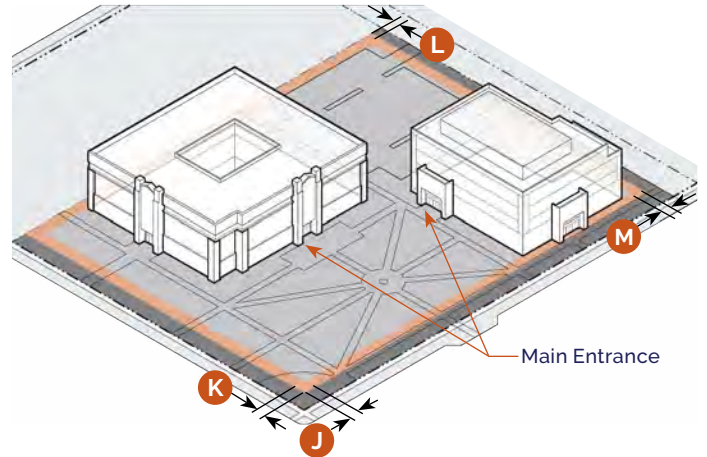
All Buildings (max.) None I

If a portion of any lot line is across from a district that permits 1 unit dwellings, the maximum height shall not exceed 35 feet plus one additional foot of building height for each additional foot of setback provided.

Building Orientation

Primary facades shall be oriented to a front lot line, open space, or pedestrian pathway.

Building Components



Encroachment Zone

(f) Building Components

Building Entrance

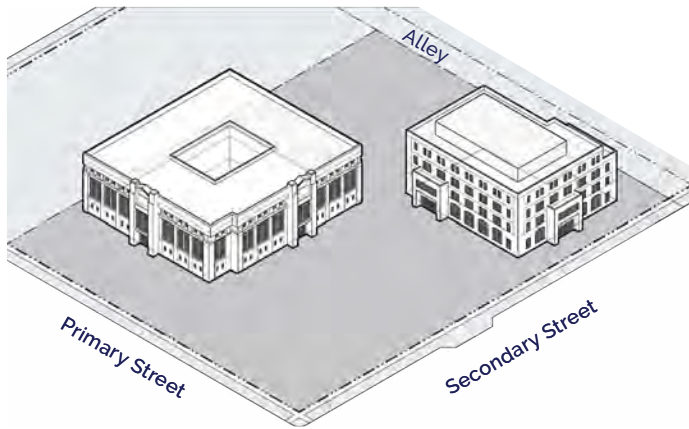
Main entrances shall be prominently located and visible from the primary street or open space.

Allowed Encroachments (max.)	Front J	Corner K	Side L	Rear M
Architectural Features	3'	3'	<input type="checkbox"/>	<input type="checkbox"/>
Building Frontage Type	10'	10'	<input type="checkbox"/>	<input type="checkbox"/>

See [Section 21-08.01\(g\)](#) for building component definitions and additional requirements.

Key Allowed Not Allowed

Building Standards



(g) Building Standards

Building Materials

Restrictions on building materials shall apply to all front and corner facades of non-residential buildings.

Building materials used on the front and corner facade shall extend a minimum depth of 16" along the side facade.

E.I.F.S. is not permitted on the ground floor except as trim.

Standard, fluted, or split face concrete masonry units above the basement level are prohibited as face material.

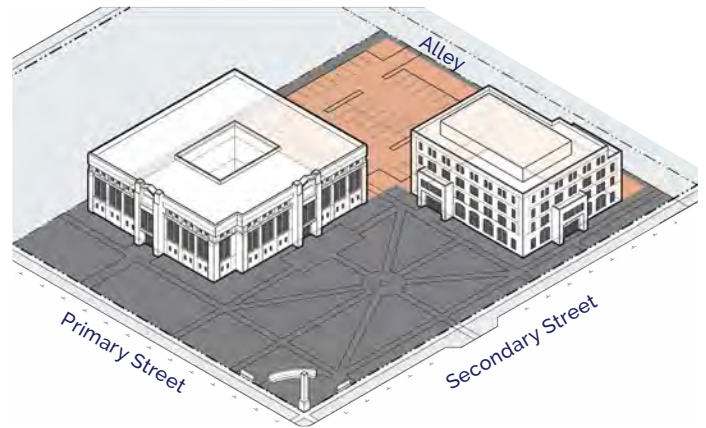
Unfinished metal, plywood, unfinished precast or poured-in-place concrete are prohibited.

Commercial-grade/scale products are prohibited on any residential building facade.

Windows and doors on a ground floor front/corner facade shall have clear, transparent glass that has a min. VLT of 50% and a max. VLR of 25%.

See [Section 21-08](#) for full building standards.

Site Development



 Accessory Structures Allowed

(h) Site Development

Accessory Structures/Uses

Accessory Structures	21-06.02(f)(1)
Trash/Recycling Container	21-06.02(f)(27)

Allowed Location in Established Yards

Accessory structures shall not be located in any established front or corner yard.

Accessory structures shall comply with all required setbacks but may encroach into a required rear setback up to 5' of the lot line.

See [Section 21-06.02](#) for full accessory use regulations.

Fence/Freestanding Walls	Front	Corner	Side	Rear
Height (max.)	3'	3'	8'	8'

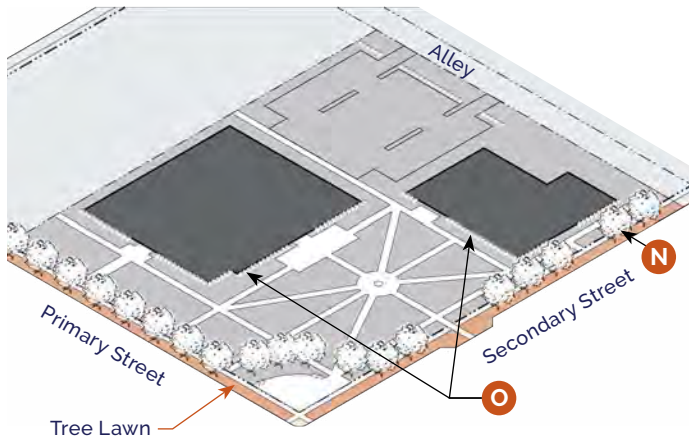
A fence up to 4' is allowed in an established front or corner yard if fence is greater than 50% open.

A fence up to 8' max. is allowed to enclose maintenance facilities, storage, or other utilities.

An open fence enclosing a game court may be erected to a maximum of 12' in height.

See [Section 21-09](#) for full site development requirements.

Landscape



(i) Landscape

Streetscape Trees Required

Shade Tree ¹	1 tree min. per each full 30' of street frontage	N
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Location ²	Tree lawn
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Spacing	Evenly spaced to extent possible
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Foundation Landscape Required ³

Front & Corner Facades Over 35' Wide	1 shrub per 5' of facade min.	O
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Location	Directly adjacent to facade
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Buffer Landscape Required

Adjacent to S1, S2, U1, or U2	Type 3 buffer if no street or alley present
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Parking Lot Screening (of 4 or more spaces)

Parking that is visible from a street/open space, other than an alley, shall be screened by a Type 1 buffer.

Parking that is visible from a side/rear lot line abutting a S1, U1, or U2 district shall be screened by a Type 1 or 2 buffer.

Buffers shall comply with [Section 21-09.01\(o\)](#).

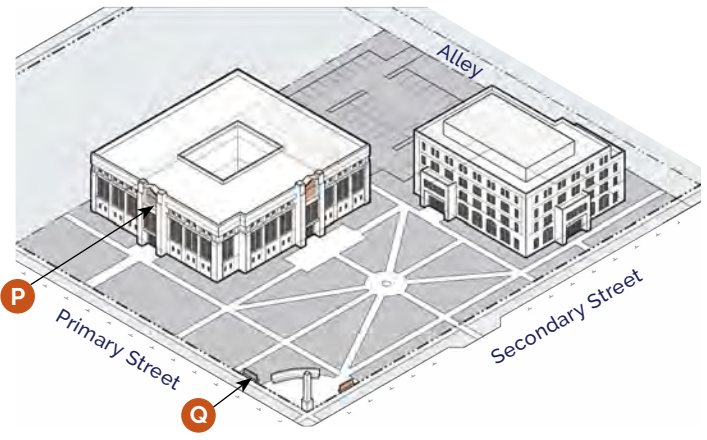
See [Section 21-09.01](#) for full landscape requirements.

¹ An existing tree of at least 1.75" caliper may fulfill this requirement.

² If a tree cannot be placed in a tree lawn, an alternate location may be approved by the Zoning Administrator.

³ The Zoning Administrator may waive the requirement for foundation landscape if a building is located more than 50' from the street.

Signs



(j) Signs

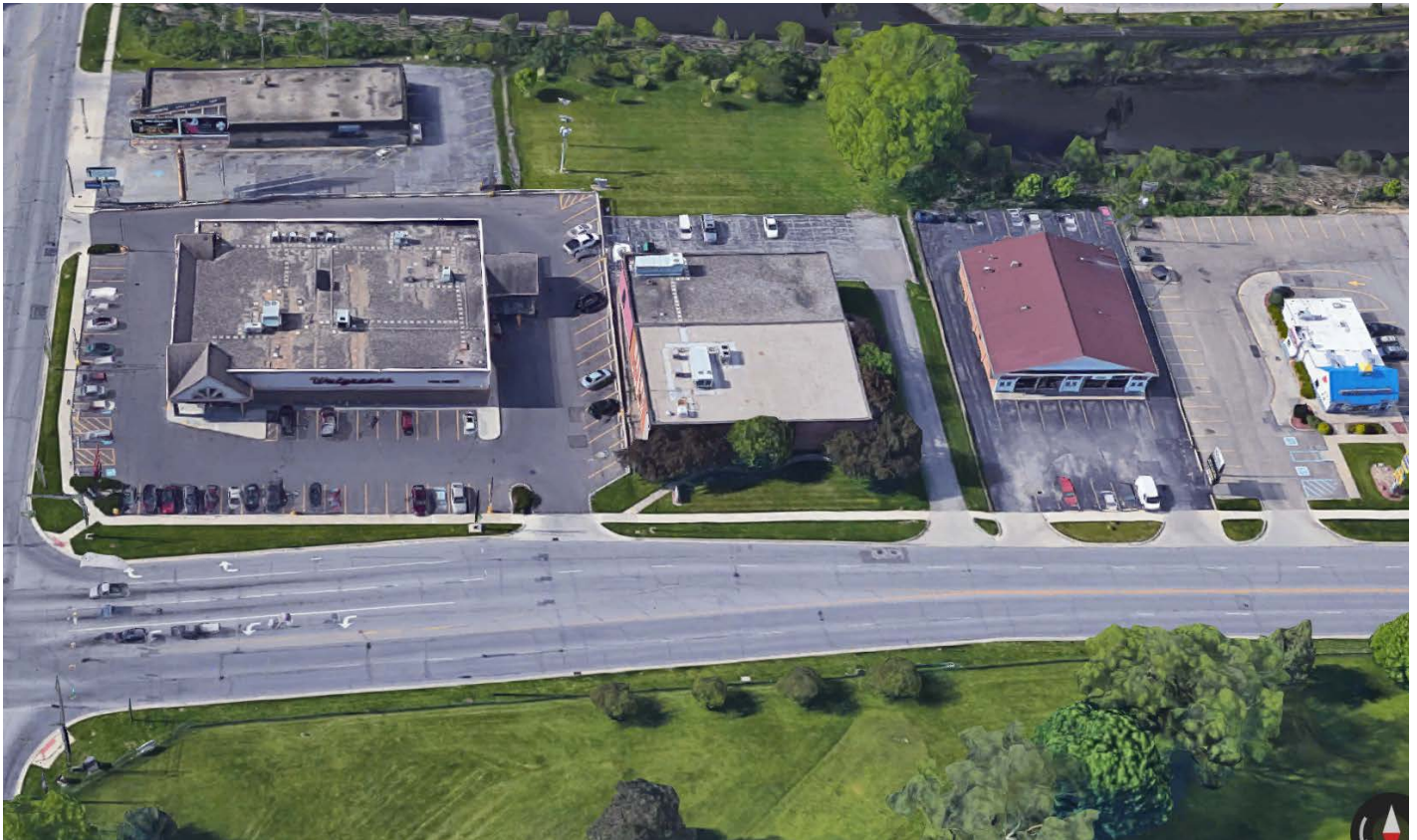
Total Signs Allowed

Building Sign	Up to 10% of the total area of the building facade	P
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Freestanding Sign	1 per street frontage; up to 64 square feet and 8 feet in height	Q
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Freestanding signs may be located in a required setback, provided they are at least 5' from a lot line.

See [Section 21-10](#) for full sign requirements including changeable copy signs, temporary signs, exempt signs, off-premise, and use-specific signs.



Section 21-04.03: C Commercial

(a) Intent

The C District is established to provide a location for medium- to high-intensity commercial uses that are auto-oriented, typically located along major corridors at the fringe of the City or as small groupings located outside of neighborhood centers.

The following are typical characteristics of the C District:

- Auto-oriented commercial uses that may include outdoor sales or operations
- Buildings located on larger lots and city blocks in a suburban format
- Coordinated to facilitate vehicular and pedestrian access from nearby neighborhoods
- Landscaped to be attractive and provide appropriate buffering to residential uses

Uses

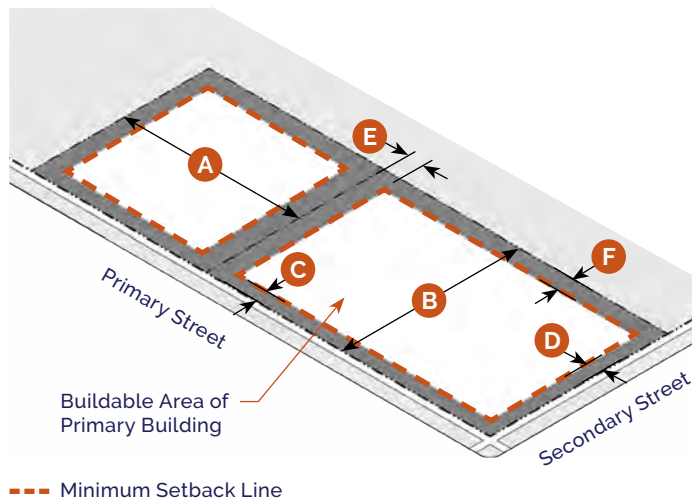
(b) Principal Uses		Use Definition & Standards
Agricultural		
Plant Agriculture	■	21-06.01(e)(1)
Community Garden	■ *	21-06.01(e)(2)
Civic & Institutional		
Assembly, Neighborhood	■ *	21-06.01(f)(1)
Assembly, General	■	21-06.01(f)(2)
Cemetery	■	21-06.01(f)(3)
College/University	■	21-06.01(f)(4)
Correctional Facility	■	21-06.01(f)(5)
Hospital	■	21-06.01(f)(6)
Library/Museum/Cultural Facility	■	21-06.01(f)(7)
Parks & Open Space	■	21-06.01(f)(8)
Police/Fire Facilities	■	21-06.01(f)(9)
Religious Institutions	■	21-06.01(f)(10)
School, Pre-K/Primary/Secondary	■	21-06.01(f)(11)
Industrial, Manufacturing, & Processing		
Industrial, Artisan	■ *	21-06.01(g)(1)
Research/Laboratory Facility	■	21-06.01(g)(4)
Lodging		
Bed & Breakfast	■ *	21-06.01(h)(1)
Hotel	■ *	21-06.01(h)(2)
Office		
Professional Offices	■	21-06.01(i)(1)
Residential		
Dwelling, Ancillary	■ *	21-06.01(j)(1)
Residential Care Facility	■	21-06.01(j)(8)
Retail & Service		
Animal Care Establishment	■ *	21-06.01(k)(2)
Bar/Tavern	■	21-06.01(k)(3)
Beer/Wine/Liquor Sales	■	21-06.01(k)(4)
Commercial School	■	21-06.01(k)(5)
Day Care Center	■	21-06.01(k)(6)
Drive-Through Facility	■ *	21-06.01(k)(7)

(b) Principal Uses (continued)		Use Definition & Standards
Retail & Service (continued)		
Entertainment/Recreation Facility, Indoor	■	21-06.01(k)(8)
Entertainment/Recreation Facility, Outdoor	■	21-06.01(k)(9)
Funeral Services	■	21-06.01(k)(10)
Gas/Fuel Station	■ *	21-06.01(k)(11)
Medical/Dental Clinic	■	21-06.01(k)(12)
Personal Care & Services	■	21-06.01(k)(13)
Private Club/Lodge	■	21-06.01(k)(14)
Restaurant	■	21-06.01(k)(15)
Retail & Service, General	■	21-06.01(k)(16)
Retail & Service, Heavy	■ *	21-06.01(k)(17)
Self-Storage Facility	■ *	21-06.01(k)(18)
Tattoo/Piercing Parlor	■	21-06.01(k)(19)
Tobacco/Hookah/Vaping	■	21-06.01(k)(20)
Vehicle Sales or Rental	■ *	21-06.01(k)(21)
Vehicle Service, Major	■ *	21-06.01(k)(22)
Vehicle Service, Minor	■ *	21-06.01(k)(23)
Transportation		
Heliport	■	21-06.01(l)(3)
Parking Lot	■ *	21-06.01(l)(4)
Passenger Terminal	■	21-06.01(l)(5)
Transit Station	■	21-06.01(l)(6)
Utilities		
Solar Farm	■	21-06.01(m)(1)
Utilities, Major	■ *	21-06.01(m)(2)
Utilities, Minor	■ *	21-06.01(m)(3)
Wireless Communications	■ *	21-06.01(m)(4)

See [Section 21-06.02](#) for accessory use standards.

Key ■ Allowed ■ Allowed subject to Conditions ■ Special Exception * Use Specific Standards

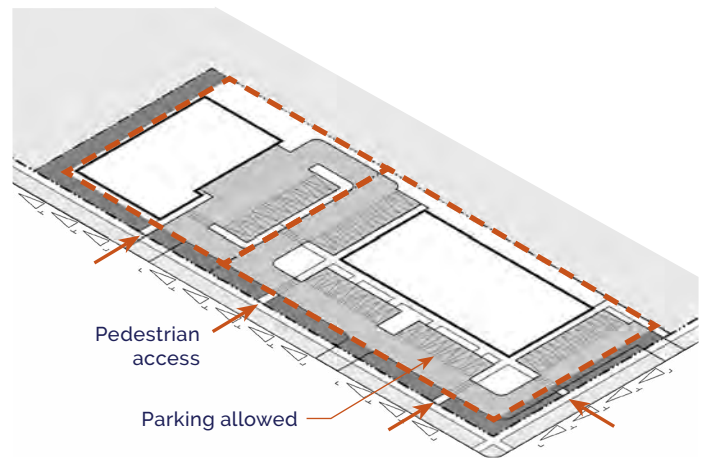
Building Placement



--- Minimum Setback Line

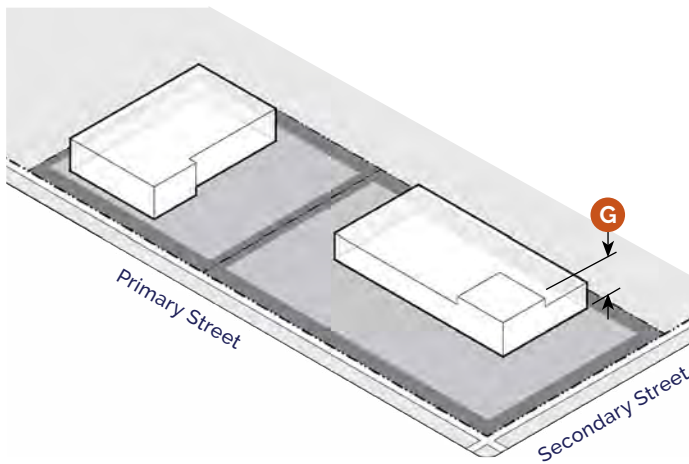
(c) Building Placement				
Lot Size				
Lot Width		50' min.		A
Lot Depth		50' min.		B
Building Setbacks (min.)	Front	Corner	Side	Rear
	C	D	E	F
Adjacent to S1, S2, U1, U2, U3, or UF	10'	10'	15'	15'
Adjacent to all other zones	10'	10'	0'	0'
Building Coverage				
Building Coverage		100% max.		

Access & Parking



(d) Access & Parking
Pedestrian Access
A walkway shall connect the sidewalk to the main entrance.
Bicycle Access
See Section 21-07.02 for Bicycle Parking requirements.
Parking Access
If access is available from an alley which is open to traffic, there shall be no access allowed from the street.
If allowed, a maximum of one street curb cut is permitted per street frontage. Lots with large frontages may be granted a second street curb cut per the latest standards adopted by the Board of Public Works.
Parking Lot Location (Distance from Lot Line)
Parking is not allowed within any required building setback.
Required Spaces
Off-street parking areas are not required for any use. Any off-street parking areas provided, even though not required, shall be developed in compliance with the standards set forth in Section 21-07.03 .
See Section 21-07 for full access and parking requirements.

Building Form



Required Setback

(e) Building Form

Building Height

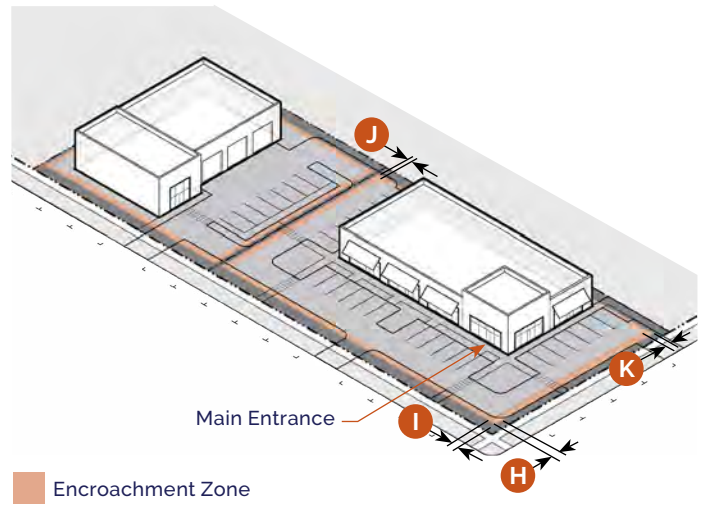
All Buildings (max.) ¹	55'	G
Accessory Building (max.)	26'	

Building Orientation

Primary facades shall be oriented to a front lot line or open space.

¹ Portions of a primary building in excess of 40' or 3 stories shall be located at least 40' from a S1, U1, or U2 District.

Building Components



Encroachment Zone

(f) Building Components

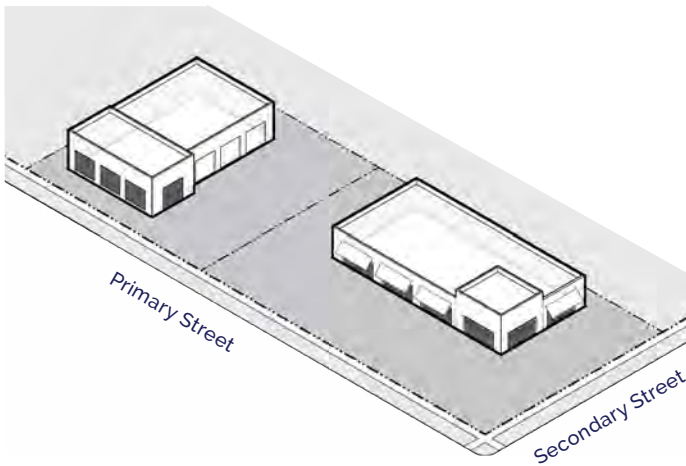
Building Entrance

Main entrances shall be prominently located and visible from the primary street or open space.

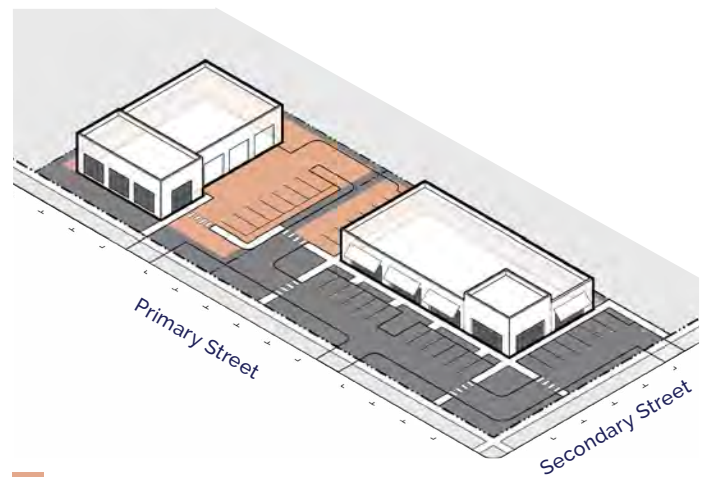
Allowed Encroachments (max.)	Front	Corner	Side	Rear
Architectural Features	H 3'	I 3'	J 3'	K 3'

See Section 21-08.01(g) for building component definitions and additional requirements.

Building Standards



Site Development



Accessory Structures Allowed

(g) Building Standards

Facade Transparency (min.)

Ground Floor - Front Facade	40%
Ground Floor - Corner Facade ¹	20%

Building Materials

A minimum of 66% of each front or corner facade shall be constructed of E.I.F.S. or high quality natural materials, such as stone or brick; wood lap siding; fiber cement board siding; and glass. High quality synthetic materials may be approved by the Zoning Administrator. E.I.F.S. may constitute a maximum of 66% of the ground floor facade.

Building materials used on the front and corner facades shall extend a minimum depth of 16" along the side facade.

Standard, fluted, or split face concrete masonry units above the basement level are prohibited as face material.

Unfinished metal, plywood, unfinished precast or poured-in-place concrete are prohibited.

Windows and doors on a ground floor front/corner facade shall have clear, transparent glass that has a min. VLT of 50% and a max. VLR of 25%.

See [Section 21-08](#) for full building standards.

¹ If a building is located more than 50' from the corner lot line, the Zoning Administrator may waive this requirement if the transparency is not needed to meet the intent of this ordinance.

(h) Site Development

Accessory Structures/Uses

Accessory Structures	21-06.02(f)(1)
Drive-Through	21-06.01(k)(7)
Mechanical/HVAC	21-06.02(f)(14)
Satellite Dish Antennas	21-06.02(f)(22)
Trash/Recycling Container	21-06.02(f)(27)

Allowed Location in Established Yards

Accessory structures shall not be located in any established front or corner yard.

Accessory structures shall comply with all required setbacks but may encroach into a required rear setback up to 5' of the lot line.

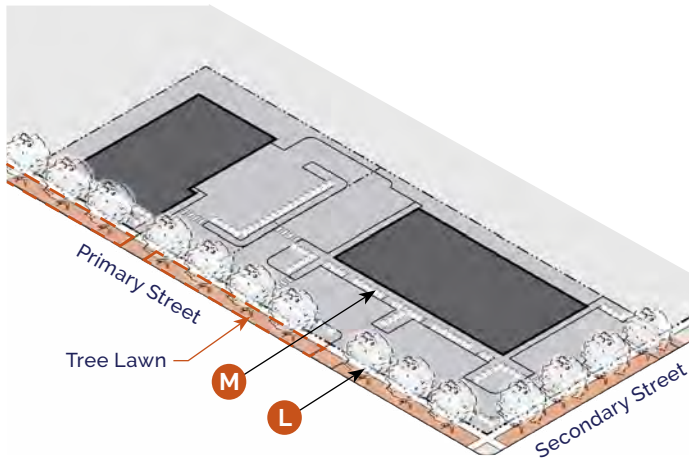
See [Section 21-06.02](#) for full accessory use regulations.

Fence/Freestanding Walls	Front	Corner	Side	Rear
Height (max.)	3'	3'	8'	8'

A fence up to 4' is allowed in an established front or corner yard if fence is greater than 50% open.

See [Section 21-09](#) for full site development requirements.

Landscape



(i) Landscape

Streetscape Trees Required

Shade Tree ¹	1 tree min. per each full 30' of street frontage	L
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Location ²	Tree lawn
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Spacing	Evenly spaced to extent possible
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Foundation Landscape Required ³

Front & Corner Facades Over 35' Wide	1 shrub per 5' of facade min.	M
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Location	Directly adjacent to facade
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Buffer Landscape Required

Adjacent to S1, S2, U1, U2, U3, or UF	Type 3 buffer if no street or alley present
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Parking Lot Screening (of 4 or more spaces)

Parking that is visible from a street/open space, other than an alley, shall be screened by a Type 1 buffer.

Parking that is visible from a side/rear lot line abutting a S1, U1, or U2 district shall be screened by a Type 1 or 2 buffer.

Buffers shall comply with [Section 21-09.01\(o\)](#).

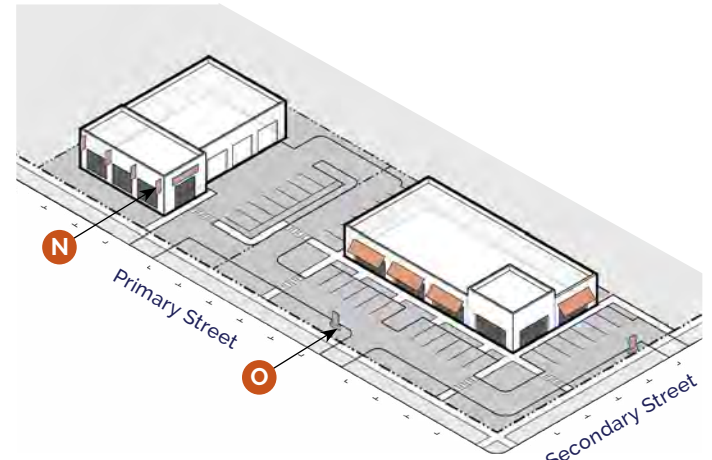
See [Section 21-09.01](#) for full landscape requirements.

¹ An existing tree of at least 1.75" caliper may fulfill this requirement.

² If a tree cannot be placed in a tree lawn, an alternate location may be approved by the Zoning Administrator.

³ The Zoning Administrator may waive the requirement for foundation landscape if a building is located more than 50' from the street.

Signs



(j) Signs

Total Signs Allowed

Building Sign	Up to 10% of the total area of the building facade	N
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Freestanding Sign ¹	1 per street frontage; up to 100 square feet ² and 15 feet in height ³	O
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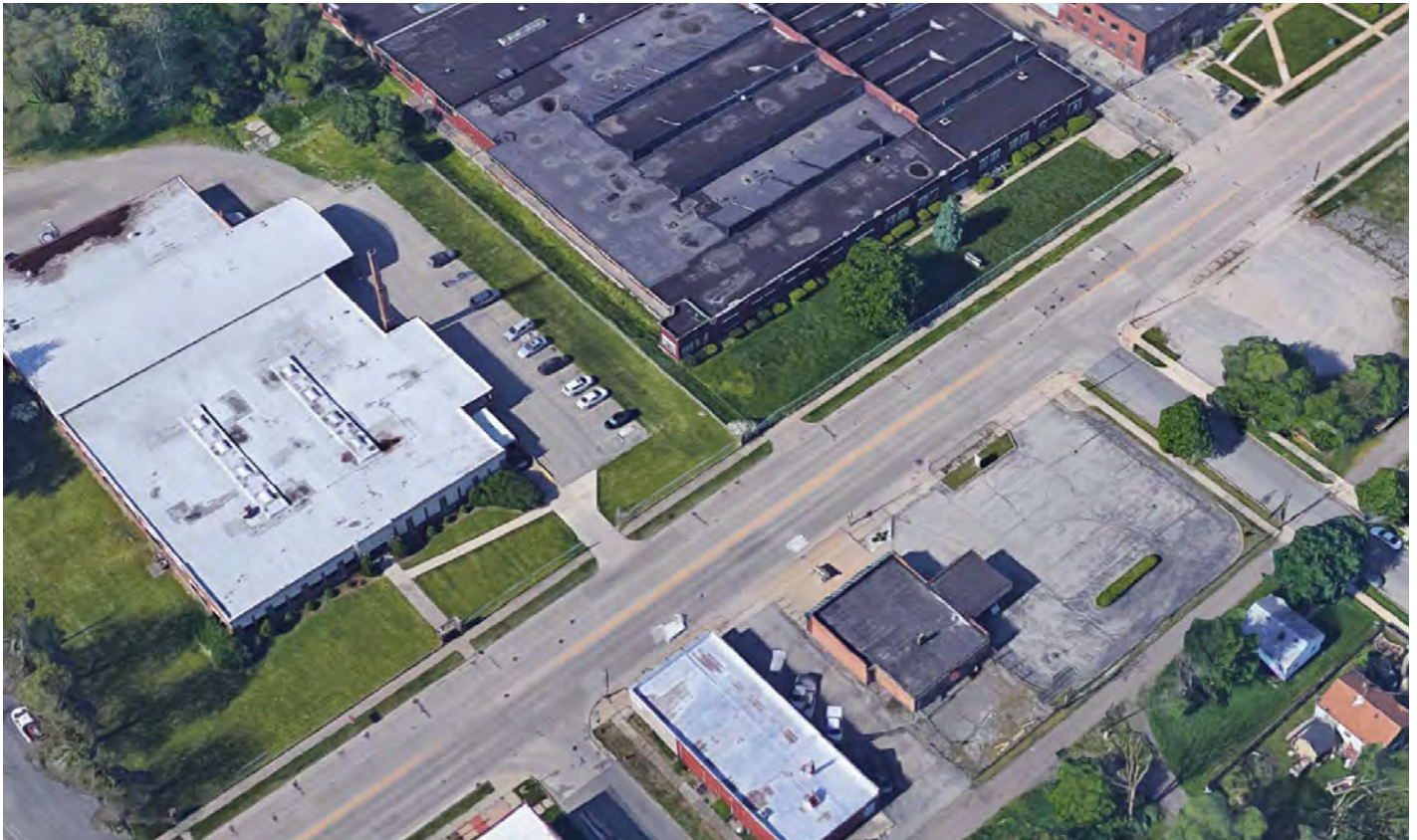
Freestanding signs may be located in a required setback, provided they are at least 5' from a lot line.

See [Section 21-10](#) for full sign requirements including changeable copy signs, temporary signs, exempt signs, off-premise, and use-specific signs.

¹ If lot frontage is greater than 500', then additional signs are allowed at a rate of one sign for every 500' of additional frontage, or portion thereof. Total sign area may be combined into one larger sign or divided between multiple signs with a minimum separation of 100'.

² Sign area of a multi-tenant sign may increase to 140 square feet maximum. If lot frontage is greater than 500', the sign area of a multi-tenant sign shall increase to 300 square feet maximum.

³ Sign height may increase to 30' max. for a multi-tenant sign or 35' max. when oriented to a limited access highway.



Section 21-04.04: I Industrial

(a) Intent

The I District is established to provide a location for medium to high intensity industrial uses, typically grouped along highways and major streets and separated from residential uses.

The following are typical characteristics of the I District:

- Office/warehouse, distribution, wholesale, assembly, and manufacturing or processing facilities that may require substantial amounts of outdoor storage or operations
- Uses typically generate heavy traffic
- Buildings located on larger lots on bigger city blocks
- Landscaped to be attractive and provide appropriate buffering to other uses

Uses

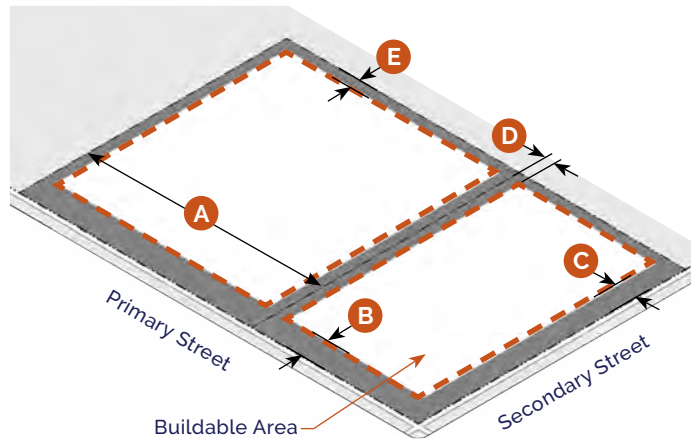
(b) Principal Uses		Use Definition & Standards
Agricultural		
Plant Agriculture	■	21-06.01(e)(1)
Community Garden	■ *	21-06.01(e)(2)
Indoor Food Production	■	21-06.01(e)(3)
Civic & Institutional		
Assembly, Neighborhood	■ *	21-06.01(f)(1)
Assembly, General	■	21-06.01(f)(2)
Cemetery	■	21-06.01(f)(3)
College/University	■	21-06.01(f)(4)
Correctional Facility	■	21-06.01(f)(5)
Hospital	■	21-06.01(f)(6)
Library/Museum/Cultural Facility	■	21-06.01(f)(7)
Parks & Open Space	■	21-06.01(f)(8)
Police/Fire Facilities	■	21-06.01(f)(9)
Religious Institutions	■	21-06.01(f)(10)
School, Pre-K/Primary/Secondary	■	21-06.01(f)(11)
Zoo	■	21-06.01(f)(12)
Industrial, Manufacturing, & Processing		
Industrial, Artisan	■ *	21-06.01(g)(1)
Industrial, Heavy	■ *	21-06.01(g)(2)
Industrial, Light	■ *	21-06.01(g)(3)
Research/Laboratory Facility	■	21-06.01(g)(4)
Warehouse/Distribution Facility	■ *	21-06.01(g)(5)
Waste Processing/Recycling Facility	■ *	21-06.01(g)(6)
Lodging		
Bed & Breakfast	■ *	21-06.01(h)(1)
Hotel	■ *	21-06.01(h)(2)
Office		
Professional Offices	■	21-06.01(i)(1)
Residential		
Dwelling, Ancillary	■ *	21-06.01(j)(1)
Retail & Service		
Adult Business	■ *	21-06.01(k)(1)
Animal Care Establishment	■ *	21-06.01(k)(2)
Bar/Tavern	■	21-06.01(k)(3)

(b) Principal Uses (continued)		Use Definition & Standards
Retail & Service (continued)		
Beer/Wine/Liquor Sales	■	21-06.01(k)(4)
Commercial School	■	21-06.01(k)(5)
Day Care Center	■	21-06.01(k)(6)
Drive-Through Facility	■ *	21-06.01(k)(7)
Entertainment/Recreation Facility, Indoor	■	21-06.01(k)(8)
Entertainment/Recreation Facility, Outdoor	■	21-06.01(k)(9)
Funeral Services	■	21-06.01(k)(10)
Gas/Fuel Station	■ *	21-06.01(k)(11)
Medical/Dental Clinic	■	21-06.01(k)(12)
Personal Care & Services	■	21-06.01(k)(13)
Private Club/Lodge	■	21-06.01(k)(14)
Restaurant	■	21-06.01(k)(15)
Retail & Service, General	■	21-06.01(k)(16)
Retail & Service, Heavy	■ *	21-06.01(k)(17)
Self-Storage Facility	■ *	21-06.01(k)(18)
Tattoo/Piercing Parlor	■	21-06.01(k)(19)
Tobacco/Hookah/Vaping	■	21-06.01(k)(20)
Vehicle Sales or Rental	■ *	21-06.01(k)(21)
Vehicle Service, Major	■ *	21-06.01(k)(22)
Vehicle Service, Minor	■ *	21-06.01(k)(23)
Transportation		
Airport	■	21-06.01(l)(1)
Freight Terminal/Facility	■	21-06.01(l)(2)
Heliport	■	21-06.01(l)(3)
Parking Lot	■ *	21-06.01(l)(4)
Passenger Terminal	■	21-06.01(l)(5)
Transit Station	■	21-06.01(l)(6)
Utilities		
Solar Farm	■	21-06.01(m)(1)
Utilities, Major	■ *	21-06.01(m)(2)
Utilities, Minor	■ *	21-06.01(m)(3)
Wireless Communications	■ *	21-06.01(m)(4)

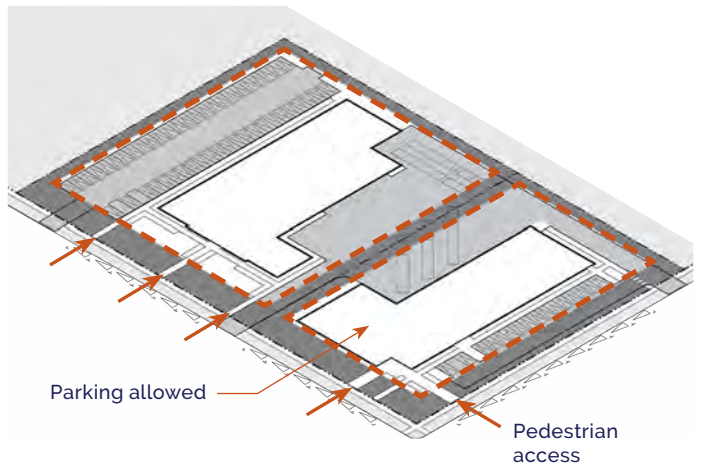
See Section 21-06.02 for accessory use standards.

Key ■ Allowed ■ Allowed subject to Conditions ■ Special Exception * Use Specific Standards

Building Placement



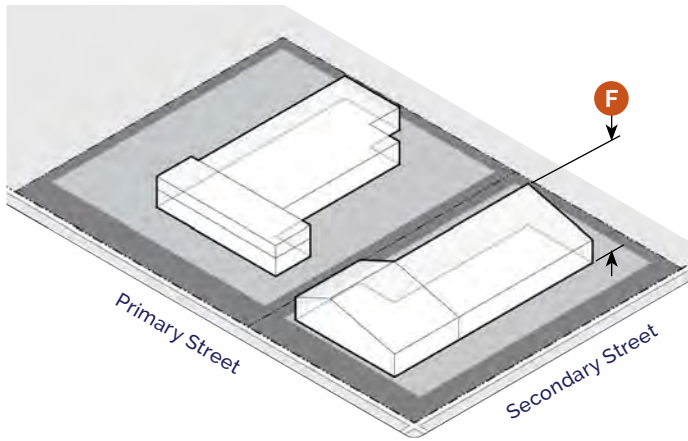
Access & Parking



(c) Building Placement				
Lot Size				
Lot Width	100' min.			A
Building Setbacks (min.)	Front	Corner	Side	Rear
	B	C	D	E
Adjacent to S1, S2, U1, U2, U3, or UF	30'	30'	50'	50'
Adjacent to all other zones	15'	15'	10'	10'
Building Coverage				
Building Coverage	100% max.			

(d) Access & Parking
Pedestrian Access
A walkway shall connect the sidewalk to the main entrance.
Bicycle Access
See Section 21-07.02 for Bicycle Parking requirements.
Parking Access
A maximum of one street curb cut is permitted per street frontage. Lots with large frontages may be granted a second street curb cut per the latest standards adopted by the Board of Public Works.
Parking Lot Location (Distance from Lot Line)
Parking is not allowed within any required building setback.
Required Spaces
Off-street parking areas are not required for any use. Any off-street parking areas provided, even though not required, shall be developed in compliance with the standards set forth in Section 21-07.03 .
See Section 21-07 for full access and parking requirements.

Building Form

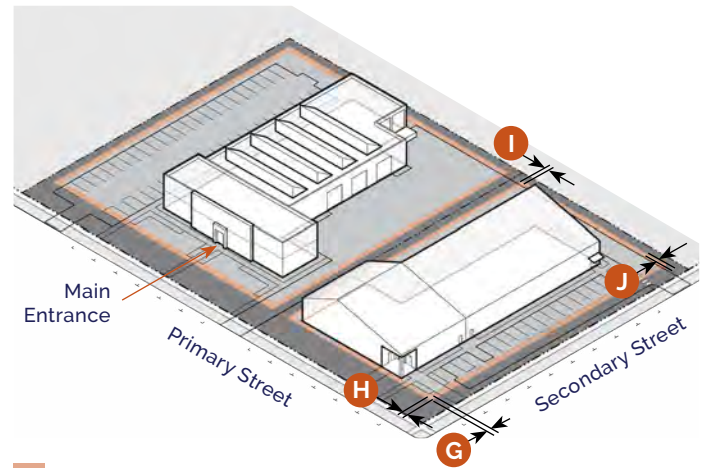


Required Setback

(e) Building Form	
Building Height	
All Buildings (max.) ¹	60' F
Building Orientation	
Primary facades shall be oriented to a front lot line or open space.	

¹ The setback for any portion of a building or structure that is over 35' in height shall be increased by 1' for each foot of height above 35'.

Building Components

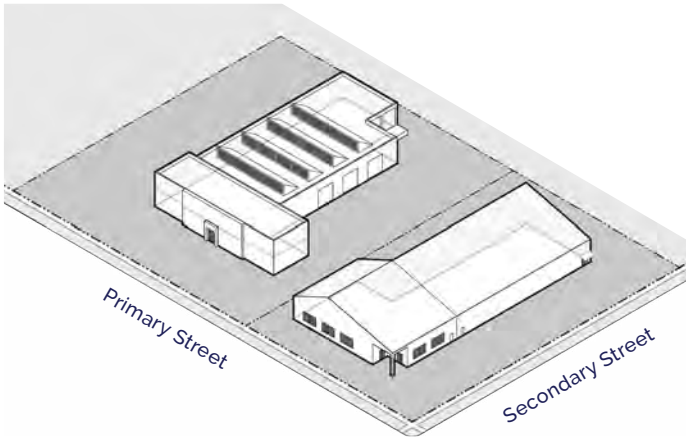


Encroachment Zone

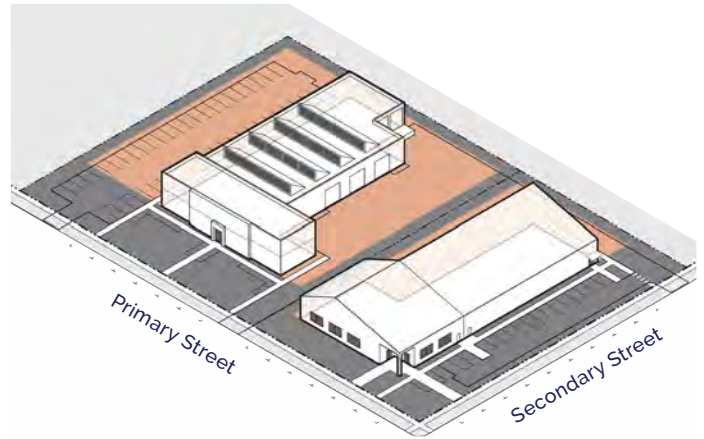
(f) Building Components				
Building Entrance				
Main entrances shall be prominently located and visible from the primary street or open space; the Zoning Administrator may waive this requirement for any Agricultural; Industrial, Manufacturing, & Processing; Transportation; or Utilities use if not needed to meet the intent of this ordinance.				
Allowed Encroachments (max.)	Front G	Corner H	Side I	Rear J
Architectural Features	3'	3'	3'	3'

See [Section 21-08.01\(g\)](#) for building component definitions and additional requirements.

Building Standards



Site Development



Accessory Structures Allowed

(g) Building Standards

Building Materials

Restrictions on building materials shall apply to all front and corner facades of non-residential buildings.

Building materials used on the front and corner facades shall extend a minimum depth of 16" along the side facade. E.I.F.S. may constitute a maximum of 66 percent of the ground floor facade.

Standard, fluted, or split face concrete masonry units (CMUs) above the basement level are prohibited as face material. Glazed or heavily polished CMUs or CMUs that look like brick or stone are allowed.

Unfinished metal, plywood, unfinished precast or poured-in-place concrete are prohibited.

See [Section 21-08](#) for full building standards.

(h) Site Development

Accessory Structures/Uses

Accessory Structures	21-06.02(f)(1)
Drive-Through	21-06.01(k)(7)
Mechanical/HVAC	21-06.02(f)(14)
Satellite Dish Antennas	21-06.02(f)(22)
Trash/Recycling Container	21-06.02(f)(27)

Allowed Location in Established Yards

Accessory structures shall not be located in any established front or corner yard.

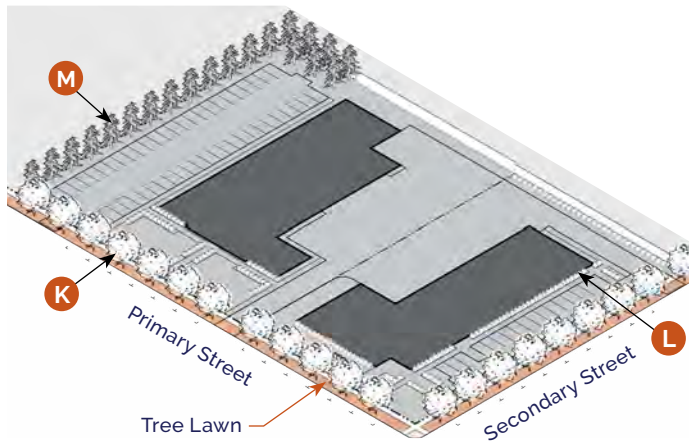
Accessory structures shall comply with all required setbacks but may encroach into a required rear setback up to 5' of the lot line.

See [Section 21-06.02](#) for full accessory use regulations.

Fence/Freestanding Walls	Front	Corner	Side	Rear
Height (max.)	6'	6'	10'	10'

See [Section 21-09](#) for full site development requirements.

Landscape



(i) Landscape

Streetscape Trees Required

Shade Tree ¹	1 tree min. per each full 30' of street frontage	K
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Location ²	Tree lawn	
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Spacing	Evenly spaced to extent possible	
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Foundation Landscape Required ³

Front & Corner Facades Over 35' Wide	1 shrub per 5' of facade min.	L
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Location	Directly adjacent to facade	
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Buffer Landscape Required

Adjacent to S1, S2, U1, U2, U3, or UF	Type 3 buffer if no street or alley present	M
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Parking that is visible from a side/rear lot line abutting a S1, U1, or U2 district shall be screened by a Type 1 or 2 buffer.

Buffers shall comply with [Section 21-09.01\(o\)](#).

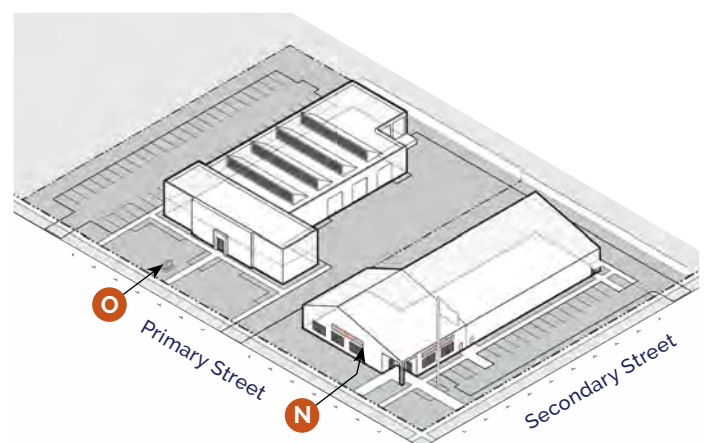
See [Section 21-09.01](#) for full landscape requirements.

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² If a tree cannot be placed in a tree lawn, an alternate location may be approved by the Zoning Administrator.

³ The Zoning Administrator may waive the requirement for foundation landscape if a building is located more than 50' from the street.

Signs



(j) Signs

Total Signs Allowed

Building Sign	Up to 10% of the total area of the building facade	N
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Freestanding Sign ¹	1 per street frontage; up to 100 square feet ² and 15 feet in height ³	O
--------------------------------	--	----------

Freestanding signs may be located in a required setback, provided they are at least 5' from a lot line.

See [Section 21-10](#) for full sign requirements including changeable copy signs, temporary signs, exempt signs, off-premise, and use-specific signs.

¹ If lot frontage is greater than 500', then additional signs are allowed at a rate of one sign for every 500' of additional frontage, or portion thereof. Total sign area may be combined into one larger sign or divided between multiple signs with a minimum separation of 100'.

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