

both sides of Lobban Avenue and properties on the west side of Lobban between Bennett and Fetterman Street. The B-3 is intended to provide for retail, service, wholesale, office, art and other general service types of uses for the consumer population or the community in a centrally located and contained high density setting. (RO 1379 9/15)

Section 2. Use Regulations

A. Permitted Uses in the B-3 district shall include retail, wholesale, hospitality and service uses as well as craft breweries, artisan studios and art production. Manufacturing and industrial uses are not permitted.

B. Existing residential use of properties at the time of adoption of this section is an acceptable non-conforming use.

C. Special Uses not currently existing on a property in the B-3 district at the date of passage of this Zoning Ordinance amendment which vary from those listed in A above and the Table of Uses shall first be considered before the City Planning and Zoning Commission and approved by City Council on a case by case basis. New residential uses in the district may be allowed through obtaining a special use permit approval from City Council. Tattoo establishments shall not be permitted in the B-3 district. (RO 1379 9/15; R.O. 1380 § 10/2015)

ARTICLE 14: “I-1” LIGHT INDUSTRIAL

Section 1. Purpose This district is intended to provide for light manufacturing, processing, assembly/disassembly, fabrication, and treatment activities conducted in a non-detrimental manner to the community by reason of emission or creation of noise, vibration, smoke, dust or other particulates, toxic or noxious materials, odors, fire, explosive hazards, glare or heat.

Section 2. Use Regulations

A. Permitted Uses in the I-1 district are as follows:

1. Any use permitted in the Heavy Commercial districts.
2. Any primary use which includes light manufacturing, fabrication, assembly/disassembly, processing or treatment of goods and products.
3. Bottling works (C-2 Special Use)
4. Bus stations and terminals
5. Food and grain processing, canning, and storage, excluding meat, fish, and poultry and Ice processing and storage
6. Gun clubs
7. Machinery and service for farm, tractor and trailer rigs and well drilling equipment
8. One dwelling unit for a watchman or caretaker and family on the premises.
9. Outdoor theaters, drive-in
10. Parcel delivery, mail order services, and motor freight terminals
11. Wholesale distribution centers
12. Warehouses
13. Light welding
14. Any other use meeting the intent of this Article and comparable with the above.

B. Special Uses in the I-1 district are as follows:

1. Airports, heliports, and aircraft landing fields
2. Hospitals, sanitariums, and group care residences
3. Livestock feed and sales yards
4. Nursery or day care center and private schools as an accessory function for employees.
5. Oil and gas wells and pumping stations
6. Outside storage as a principal use, and junk yards
7. Penal, correctional, and other institutions necessitating restraint of patients
8. Saw mills or other similar types of mills like pulp mills.
9. Recycling activities in a structure with outside storage as a secondary use. Outside storage to be screened with an 8 foot high solid wall except for access openings, with a maximum opening of 16 feet with a solid gate(s).

ARTICLE 15: “I-2” HEAVY INDUSTRIAL

Section 1. Purpose This district is intended to provide for a wide range of industrial activities including heavy manufacturing, fabrication, assembly/disassembly, processing and treatment activities conducted in a manner not detrimental to the rest of the community by reason of the emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious materials odors, fire, explosive hazards, glare or heat.

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Section 2. Use Regulations

A. Permitted uses in the I-1 district are as follows:

1. Any use permitted in the I-1 District
2. Any primary use which includes heavy manufacturing, fabrication, assembly, disassembly, processing and/or treatment of goods and products,
3. Food and grain processing, canning, and storage, including meat, fish, and poultry
4. Foundries, iron works, and steel fabricating
5. Livestock feed and sales yards
6. Outside storage as a principal use and junk yards
7. Petroleum products including refining and storage
8. Saw mills and other types of mills
9. Any other use that is similar and comparable to those listed above.

B. Special Uses. In the I-2 district, special uses are as follows:

1. Any special use in the I-1 District
2. Landfills
3. Mining, loading, and hauling of sand, gravel, top soil, or other aggregate or minerals, including equipment and buildings or structures for screening, crushing, mixing, washing, storage or office purposes.
4. Recycling activities with a structure and permanent outside storage. Outside storage to be screened with an 8 foot high solid wall except for access openings, with a maximum opening of 16 feet with a solid gate(s).

ARTICLE 16: “PUD” PLANNED UNIT DEVELOPMENT

Section 1. Purpose This district allows for more of a mixed use and an alternative to conventional zoning by permitting flexibility and innovation in land use, design, placement of buildings, use of open spaces, circulation facilities and off-street parking areas to encourage a more creative approach in the utilization of land. This district permits a more efficient, aesthetic and desirable development characterized by special features of the geography, topography, size or shape of a particular piece of property while simultaneously providing a compatible and stable environment in harmony with and at substantially the same population density and area coverage of the surrounding area.

Section 2. Use Regulations The PUD district permits any use or combination of mixed uses allowed in the various residential, commercial and/or industrial zoning districts established by this Ordinance in accordance with the procedures, requirements, and standards set forth herein.

Section 3. Procedures, Requirements, and Standards *Applications for a PUD district shall meet and follow the same procedures, requirements, and standards as that of a zone change request. In addition, the application for a PUD shall include a development plan that meets the following requirements and standards:*

A. Ownership. The tract shall be under unified ownership and shall be planned as a whole. If the tract is to be developed in phases, all phases must be indicated and a schedule shall be provided showing the chronological order of development.

B. Conformance with the City's Land Use and Thoroughfare Plans. The development shall conform to the City's Land Use and Thoroughfare Plans for land use, density, streets, and traffic.

C. Lot Area Regulations. A residential PUD or one mixed with commercial and/or industrial uses shall be no smaller than five acres in size. A proposed commercial and/or industrial planned unit development shall be no smaller than two acres in size.

D. Density. In a residential PUD with a variety of housing types, the number of dwelling units allowed per net acre shall

be as close to that outlined in the Comprehensive Master Plan for the property's current zoning classification. The maximum density standards may be exceeded if it can be demonstrated that a higher density will not adversely affect public facilities, traffic flows, safety or enjoyment of adjacent properties. Open space shall be provided to offset increases in dwelling unit density, if required.