

Chapter 17.50INDUSTRIAL AND COMMERCIAL USES ADJACENT TO A
MULTIPLE RESIDENTIAL ZONE DISTRICTSections:

- 17.50.010 Purpose.
- 17.50.020 Design standards.
- 17.50.030 Performance standards.

17.50.010 Purpose. The purpose of this chapter is to provide development standards designed to protect multiple residential neighborhoods from the adverse impacts of industrial and commercial uses while permitting such uses to exist in near proximity to residences. (Ord. 822 §1(part), 1989)

17.50.020 Design standards. There are two situations involving the location of industrial sites in proximity to multiple residential zone districts. Adjacent, either to the side or rear, and across a public or private street. Each of these situations requires separate design treatment to insure a minimum of conflict between the two dissimilar uses.

A. Across a Public or Private Street. No industrial or commercial building shall be constructed closer than one hundred feet from an existing residence located in a multiple residential zone district when the residence is across a public or private street from the industrial or commercial parcel. If the residential parcel is vacant, the one hundred feet will be measured from the building setback line established by the zone district regulations. If more than one residential parcel is involved, the distance shall be computed from the closest residential structure or from the closest residential structure or from setback line if there is a vacant parcel involved. Measurements shall be made from habitable structures only; detached garages, or accessory buildings will not be considered. (See Figure 17.50.020A.)

B. Adjacent to a Multiple Residential Zone District (Side or Rear). Industrial or commercial buildings will maintain a five feet side or rear setback from a multiple residential zone district with no openings, other than required fire exits facing the residential property. The only exception to this shall be in the case of a rear yard which abuts a multiple residential zone district. In this case, a forty-six foot rear yard may be maintained providing

that this area is used only for passenger vehicle parking and that the only openings facing the residential property are required fire exits. (See Figure 17.50.020B.)

C. Required Front Setback. That area between the property line and the face of a commercial or industrial building created to maintain the required one hundred foot separation for buildings facing a multiple residential zone district shall be considered a required front yard. Parking shall be permitted to the rear of the first ten feet of the setback.

D. Loading Doors and Access.

1. Access to an industrial or commercial site shall be located on the side farthest from the residential property when the properties are adjacent.

2. Any loading doors which face a multiple residential zone district shall be designed to require that all truck maneuvering take place on site where possible.

F. Landscaping.

1. All required front setbacks shall be fully landscaped except for pedestrian walks and necessary drives.

2. Landscaping shall consist of trees, shrubs, groundcover, or a combination thereof.

3. All landscaped areas shall contain an accepted irrigation system (sprinklers, bubblers, or diffuser heads) with an automatic timer-clock mechanism. All landscaped areas shall be contained within six-inch concrete or eight-inch masonry planter curbing.

4. All landscaped areas shall be maintained in a reasonably litter-free and weed-free condition and all plant materials shall be kept in a healthy growing condition.

F. Fencing and Screening.

1. A solid masonry wall, eight feet in height shall be maintained on any property line which abuts a residential zone.

2. When an industrial or commercial property is across a street from a multiple residential zone district, a fence or wall shall be constructed across any yard or parking area. This fence or wall shall be located to the rear of any required front setback and shall not exceed forty-two inches in height if constructed of solid masonry, concrete or wood, but may be increased to a height of eight feet if the increase in height consists of wrought-iron, chain link or other "see-through" material and the design is approved by the director of planning and community development, except when such wall or fence is required for screening purposes the wall fence shall be constructed of solid materials, either block or wood.

G. Required Parking. Parking shall be provided in accordance with Chapter 17.60 of these regulations. (Ord. 822 §1(part), 1989)

17.50.030 Performance standards. All industrial and commercial businesses which are located in close proximity to residential uses shall be operated in a manner which will not interfere with the residents' enjoyment of their property. Accordingly, the following performance standards shall be applicable to all such uses:

A. Noise levels measured at the property lines shall not exceed levels prescribed by the noise regulations.

B. All punch presses, shears or similar types of equipment shall be mounted on vibration reducing mounts so that no detectable level of vibration is transmitted to other properties or the public right-of-way.

C. No outdoor storage shall be permitted in any yard adjacent to a residential zone district.

D. The premises shall be kept clean and the operator shall insure that no trash or litter originating from the site is deposited on neighboring properties or on the public right-of-way.

E. All exterior lighting shall be designed in such a manner that will protect the highway and neighboring properties from direct glare or hazardous interference of any type.

F. No mechanical equipment such as compressors, pumps, or air conditioners will be placed adjacent to residentially zoned property.

G. Hours of operation, including deliveries to the site shall be compatible with the needs and character of the surrounding neighborhood. For the purposes of this chapter, the usual operating hours shall be considered to be between six a.m. and ten p.m. Any modification of these hours which results in earlier or later operations shall require the approval of the planning commission. (Ord. 963 §30, 1995: Ord. 822 §1(part), 1989)

Figure 17.50.020A

ACROSS A PUBLIC OR PRIVATE STREET

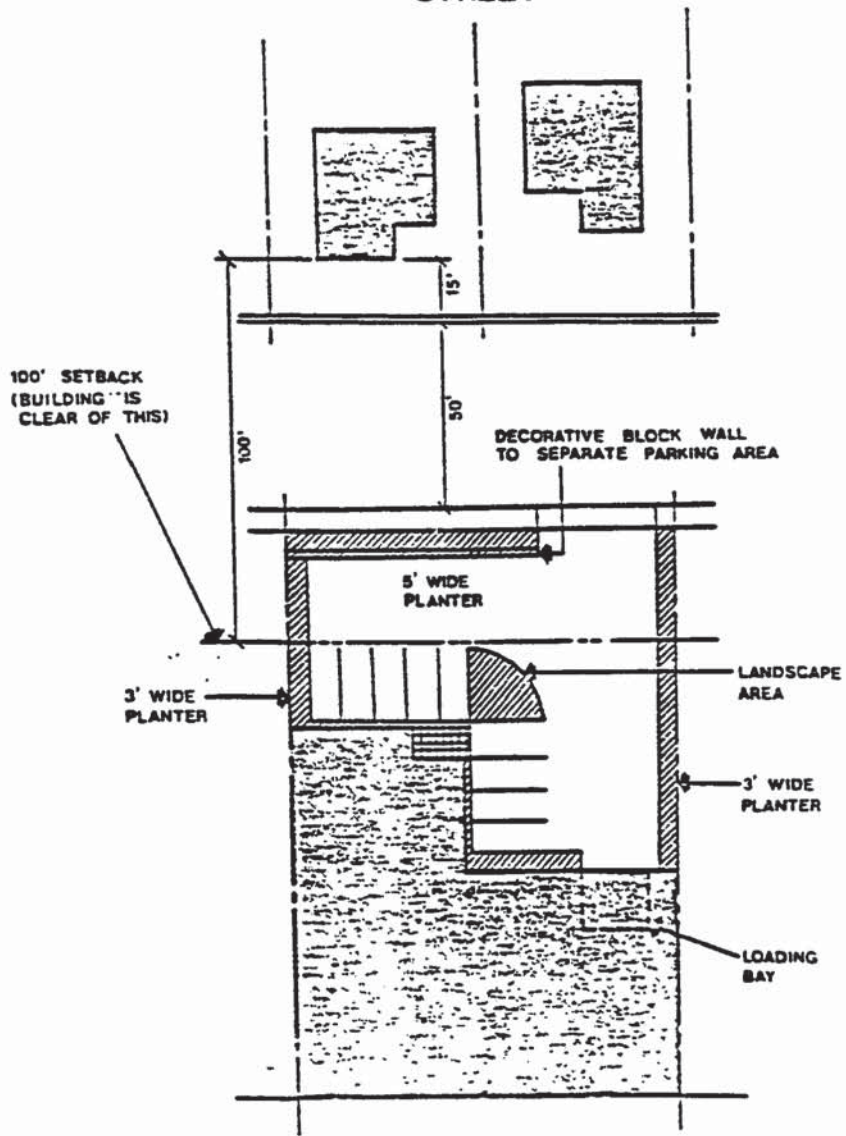


Figure 17.50.020B

ADJACENT TO A MULTIPLE RESIDENTIAL ZONE

