

CHAPTER 8

INDUSTRIAL DISTRICTS

- 800. Purpose
- 801. Principal Uses
- 802. Accessory Uses
- 803. Requirements for Special Exception Use
- 804. Principal Use Antenna and Antenna Supporting Structures
- 805. Bulk and Area Requirements

SECTION 800. PURPOSE

A. General Purposes

The Industrial Districts are designed to:

1. Meet the needs of industry by making available a range of sites for industrial development.
2. Preserve and promote the development of efficient industrial areas and to minimize the adverse affects of industrial uses on other land uses and thoroughfares by:
 - a. Differentiating the types and purposes of industrial activities.
 - b. Establishing bulk and area controls.
 - c. Requiring off-street parking and loading facilities.
 - d. Controlling the number, area, location, and types of signs.
 - e. Protecting the character of Industrial Districts and their particular suitability for industrial uses.
3. Achieve the objectives of the Comprehensive Plan as they relate to industrial development.

B. Purpose of I-1 Restricted Industrial District

The I-1 District is designed primarily to provide an environment conducive to the development and protection of modern administrative facilities, research institutions, specialized manufacturing plants, and similar enterprises, which uses are free of noxious or objectionable environmental or other such influence on most other uses.

C. Purpose of the I-2 Light Industrial District

The I-2 District is designed primarily to provide area suitable for uses similar to those in the I-1 District, but at a greater intensity of use. This District is also designed to permit the industrial utilization of land which has been platted into lots too small to meet the requirements of the I-1 District.

D. Purpose of the I-3 Medium Industrial District

The I-3 District is designed primarily to group together a wide range of industrial uses which produce moderately objectionable or noxious environmental or other influences on adjacent or abutting residential, commercial and light industrial uses.

E. Purpose of the I-4 Heavy Industrial District

The I-4 District is designed primarily for those industrial uses which tend to produce hazards of substantially objectionable or noxious environmental or other influences on other classes of uses.

SECTION 801. PRINCIPAL USES

The principal uses permitted in the Industrial Districts are designated by Use Units. Use Units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 15. Use Units permitted in the Industrial Districts are set forth in Table 8-1 below. Where an "X" appears in the column of a District, the Use Unit set off opposite the "X" is permitted by Right in that District. Where an "E" appears, the Use Unit is permitted subject to the granting of a Special Exception by the Board of Adjustment.

TABLE 8 - 1

USE UNITS PERMITTED IN INDUSTRIAL DISTRICTS¹

Use Units		Districts			
No.	Name	I-1	I-2	I-3	I-4
1.	Area-Wide Uses By Right	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E
3.	Agriculture	X	X	X	X
4.	Public Protection and Utility Facilities	X ²	X ²	X ²	X ²
10.	Off-Street Parking	X	X	X	X
11.	Offices, Studios, and Support Services	X	X	X	X
12.	Eating Establishments, Other than Drive-Ins	X	X	X	X
14.	Convenience Goods and Services	E	E	E	E
15.	Shopping Goods and Services	E	E	E	E
16.	Other Trades and Services	X	X	X	X
17.	Mini-Storage	X	X	X	X
18.	Automotive and Allied Activities	X	X	X	X
19.	Drive-In Restaurants	E	E	E	E
20.	Hotel, Motel and Recreational Facilities	E	E	E	E
21.	Commercial Recreation, Intensive	E	E	E	E
22.	Outdoor Advertising Signs	X ³	X ³	X ³	X ³
23.	Scientific Research and Development	X	X	X	X
24.	Warehousing and Wholesaling	X	X	X	X
26.	Restricted Manufacturing and Industry	X	X	X	X
27.	Light Manufacturing and Industry	X	X ⁴	X	X
28.	Medium Manufacturing and Industry		E ⁵	X	X
29.	Heavy Manufacturing and Industry			E	X ⁷
30.	Junk and Salvage Yards				X
31.	Oil and Gas Extraction	X ⁶	X ⁶	X ⁶	X ⁶

¹X Use by Right

E Special Exception

²Antennas and Antenna Supporting Structures shall be allowed by Right only if in compliance with Section 804 of this Ordinance. In all other cases Antennas and Antenna Supporting Structures shall require approval of a Special Exception from Board of Adjustment.

³The location of Outdoor Advertising Signs is restricted as stated in Use Unit 22.

⁴Truck Terminals may be permitted in I-2 District only upon approval of a Special Exception from the Board of Adjustment.

⁵A Railroad Freight Terminal, Roundhouse, Shop, or Railroad Yard are the only Use Unit 28 uses permitted in the I-2 Light Industrial District upon approval of a Special Exception from the Board of Adjustment.

⁶Unincorporated areas only.

⁷Certain uses as set forth in Section 1529, Use Unit 29, Heavy Manufacturing require approval of a Special Exception from the Board of Adjustment.

SECTION 802. ACCESSORY USES

A. Accessory Uses

Accessory uses customarily incidental to a principal use permitted in an Industrial District are permitted in such District.

B. Accessory Use Conditions

1. Accessory buildings

- a. Shall meet the minimum building setback lines of the applicable District;
or
- b. An accessory building constructed as an integral part of the principal building must be made structurally a part of that building and must comply with the requirements applicable to the principal building.

2. Accessory storage of materials, equipment, or products abutting an R District, shall be screened by the erection of a screening wall or fence along the lot line or lines in common with the abutting R District.

3. Accessory Signs in the I District are subject to the conditions established in Chapter 11, Signs.

4. Accessory Antennas and Antenna Supporting Structures

- a. Accessory Antennas and Antenna Supporting Structures which are accessory to an industrial use are permitted to be mounted on an industrial building or a customary accessory building provided:
 - 1) That it does not exceed 65 feet in height measured from the average ground elevation at the industrial building to the highest horizontal point of the Accessory Antenna and Antenna Supporting Structure;

SECTION 802

- 2) The surface of all such mounted Antennas shall not exceed ten (10) square feet. Only one (1) side which has the largest surface area is to be calculated; and
 - 3) These provisions do not apply to principal use Antennas or to Antennas which are accessory to uses requiring Board of Adjustment approval.
- b. Structures other than an industrial building or customary accessory building which are used to support Accessory Antennas, including guy lines, shall:
- 1) Be located in the rear yard;
 - 2) Be limited to one such structure;
 - 3) Not exceed 65 feet in height measured from the average ground elevation at the industrial building to the highest point of the Accessory Antenna and Antenna Supporting Structure;
 - 4) Not encroach upon the land or airspace of any abutting property; and
 - 5) Not exceed 24 inches in width above 25 feet in height, exclusive of guy lines.

SECTION 803. REQUIREMENTS FOR SPECIAL EXCEPTION USE

- A. Bulk and Area Requirements for Special Exception uses.
1. When the Use Unit requirements are more restrictive the Use Unit requirements shall prevail.
 2. Except as provided above, Special Exception uses shall conform to the bulk and area requirements of the District in which located.
- B. Special housing facilities in Use Unit 2, Area-Wide Special Exception Uses, must meet applicable Use Conditions and Off-Street Parking and Loading Requirements as provided in Chapter 15.

SECTION 804. PRINCIPAL USE ANTENNA AND ANTENNA SUPPORTING STRUCTURES**A. Principal Use**

A principal use Antenna and Antenna Supporting Structure may be allowed by Right in an Industrial District. However, the proposer of the facility shall demonstrate with the required permit application that the facility complies with the application and use standards specified below. In all other cases, the facilities shall be subject to the requirements for approval as a Special Exception, as provided in Section 1504 of this Ordinance.

B. Use Conditions

1. The Antenna and Antenna Supporting Structure shall be setback from an AR or R District a distance equal to 110% of its height. The maximum permitted height of such facility is 200 feet for incorporated areas. In Unincorporated areas, Antennas and Antenna Supporting Structures may exceed 200 feet in height upon approval as a Special Exception from the Board of Adjustment; however, such Antennas shall setback a minimum distance of 110% of its height from any abutting AR or R District.
2. Unless required by the Federal Aviation Administration, it shall not be lighted by any continuous, blinking or strobe lighting.
3. The Antenna Supporting Structure shall be of monopole design if located within the incorporated area.
4. The site shall be buffered with landscaping and vegetative or other screening to mitigate the operation and visual impacts of such uses on abutting and adjacent uses.
5. Cessation of Operation:
 - a. If operation and use of such facilities ceases for a period of 180 days the Antenna and Antenna Supporting Structure shall be removed by the owner at the owner's expense or be subject to removal by the City or County, at the owner's expense.
 - b. An exception may be made to the removal requirement if approval by the Planning Commission is sought and received within 60 days of the expiration of the 180 day period.

6. Change or Modification of Operation

If changes occur in the operation of the facility that cause such operation to no longer be in accordance with this Section:

- a. Operators of such facilities shall give the Planning Commission 30 days prior written notice of any change or modification. Notice shall include detailed information relative to the nature of all such changes.
- b. Any such changes that take the Antenna and Antenna Supporting device out of compliance with this section shall cause the approval to be revoked. Should this occur, application shall be made to the Board of Adjustment for a Special Exception as provided in Section 1504.

C. Application and Certification

The following shall be submitted with the permit application:

1. Certification from a Professional Engineer licensed to practice in the State of Oklahoma shall be submitted which states that the Antenna and Antenna Supporting Structure is designed in such a manner:
 - a. To accommodate the collocation of a minimum of two (2) wireless telecommunication systems providers;
 - b. To meet the standards of the American National Standards Institute and the Electronic Industries Association; and
 - c. To be in compliance with the Standards of the Federal Communications Commission and the Federal Aviation Administration.
2. Written evidence shall be presented which states that the new facility is not closer than one-fourth (1/4) mile from any existing such site or site for which an application is pending on which collocation space is reasonably available.
3. Additional certification from the Engineer is required upon completion of construction which states that the Antenna and Antenna Supporting Structure have been constructed in accordance with the plans as approved by the City or County.

SECTION 805. BULK AND AREA REQUIREMENTS

Every permitted use in an Industrial District shall be subject to the requirements set forth in Table 8-2 and to such other modifications set forth herein.

TABLE 8 - 2**BULK AND AREA REQUIREMENTS***

			Yards (feet) Minimum				
District	Lot Width (feet) Minimum	Lot Area (sq. ft.) Minimum	Front Yard Minimum	Exterior Side Yard	Rear Yard and Interior Side Yard		
					Abutting Property in an AR, RS, RM, RT or O District	Not Abutting property in an AR, RS, RM, RT, or O District	Floor Area Ratio Maximum
I-1**	150	30,000	75	20	75	25	N/A
I-2**	-	-	25	20	75	-	N/A
I-3**	-	-	25	20	75	-	N/A
I-4**	-	-	25	20	75	-	N/A
I-P**	-	-	25	20	75	-	N/A

*Front yards or any yard abutting a public street shall be measured from the centerline of the abutting street, adding to the distance shown in Table 8-2 one-half (1/2) the distance designated on the Major Street Plan (MSP).

**Where a lot in an I Industrial District abuts property in an AR, R or O District, no structure on such lot located within 200 feet of such other District shall exceed the height of 26 feet unless the portions exceeding such height are set back a distance of 2 feet for each 1 foot of height exceeding 26 feet.