

Planning Commission Communication

Department: Community Development CASE #ZT-21-002 Applicant: City of Council Bluffs Community Development Department	Ordinance No. _____	Planning Commission: 2/9/2021
Subject/Title Request: Public hearing on the request of the City of Council Bluffs to amend Title 15: <u>Zoning</u> of the Council Bluffs Municipal Code by enacting Chapter 15.34, <u>Renewable Energy</u> ; amending Section 15.05.030 to add 'solar energy conversion systems' as a conditional use in the A-2/Parks, Estates and Agricultural District; amending Section 15.21.030 to add 'solar energy conversion systems' as a conditional use in the I-2/General Industrial District; and amending Section 15.22.020 to add 'solar energy conversion systems' as a principal use in the I-3/Heavy Industrial District.		
Background/Discussion The Community Development Department is proposing to amend Title 15: <u>Zoning</u> of the Council Bluffs Municipal Code as follows: <ol style="list-style-type: none">1. Enact Chapter 15.34, <u>Renewable Energy</u>. This chapter is intended to provide zoning regulations and procedures for the review of applications for the installation of alternative sources of energy;2. Amend Section 15.05.030 by adding 'solar energy conversion systems' as a conditional use in the A-2/Parks, Estates and Agricultural District;3. Amend Section 15.21.030 by adding 'solar energy conversion systems' as a conditional use in the I-2/General Industrial District; and4. Amend Section 15.22.020 by adding 'solar energy conversion systems' as a principal use in the I-3/Heavy Industrial District. On April 20, 2020, City Council passed Resolution No. 20-97, which directed the Mayor to execute a letter to the International City/County Management Association announcing the City's commitment to become a SolSmart-designated community. SolSmart is a national program led by the International City/County Management Association and The Solar Foundation that recognizes local governments for promoting solar energy growth. As of January 2021, SolSmart has designated over 390 communities in the United States, including the following Iowa communities: Ames, Cedar Rapids, Fairfield, Perry and Linn County. As part of this effort, the Community Development Department is proposing to enact Chapter 15.34, <u>Renewable Energy</u> , of the Council Bluffs Municipal Code (see Attachment 'B'). The process to obtain SolSmart certification began with City staff and members of The Solar Foundation reviewing the City's Zoning Ordinance to identify any regulatory impediments. After conducting their review, The Solar Foundation provided staff with a list of comments on how to implement solar energy regulations in Council Bluffs. Using these comments as a guideline, staff began drafting the standards outlined in proposed Chapter 15.34. Staff also conducted research on solar energy regulations implemented in various cities around the country and the Midwest region to determine best practices.		

The proposed text amendment includes the following standards for solar energy conversion systems:

- A 'solar energy conversion systems' is defined as a system consisting of one or more building and/or ground-mounted, solar photovoltaic cells, panels, or arrays and solar-related equipment that rely upon solar radiation as an energy source for collection, inversion, storage, and/or distribution of solar energy for electricity generation.
- Solar energy conversion systems will be allowed as an accessory use in all zoning districts.
- Solar energy conversion systems will be allowed as a principal use in the I-3/General Industrial District, and as a conditional use in the A-2/Parks, Estates and Agricultural District and the I-2/General Industrial District.
- Roof-mounted systems for one- and two-family uses shall not extend above the peak nor beyond the eave/overhang of the roof plane on which they are mounted. Such systems located on a street-facing building elevation shall be mounted parallel to the pitch of the roof with a maximum distance, measured perpendicular to the roof, of twelve (12) inches between the roof surface and highest edge or surface of the system.
- Roof-mounted systems for non one- and two-family uses shall be mounted with a maximum distance, measured perpendicular to the roof, of ten (10) feet between the roof surface and highest edge or surface of the system.
- Ground-mounted systems for one- and two-family uses shall not exceed ten (10) feet in height when oriented at maximum tilt. The combined surface area for such systems shall not exceed one-fourth ($\frac{1}{4}$) of the footprint of the principal structure, excluding attached accessory structures such as decks, or five hundred (500) square feet, whichever is greater.
- Ground-mounted systems for non one- and two-family uses shall not exceed eighteen (18) feet in height when oriented at maximum tilt. The combined surface area for such systems shall not exceed one-fourth ($\frac{1}{4}$) of the footprint of the principal structure.
- Solar energy conversions systems as a principal use shall not exceed twenty (20) feet in height when oriented at maximum tilt. The maximum lot coverage for such systems shall not exceed eighty (80) percent of the total land area of a parcel or premises.

Additional standards for other forms of renewable energy (e.g. wind energy, hydroelectric, geothermal, etc.) may be adopted in the future under proposed Chapter 15.34, Renewable Energy, of the Municipal Code (Zoning Ordinance).

All City Departments and local utilities were notified of the proposed text amendment. No adverse comments have been received.

Recommendation

The Community Development Department recommends approval of the request to amend Title 15: Zoning of the Council Bluffs Municipal Code by enacting Chapter 15.34, Renewable Energy; amending Section 15.05.030 to add 'solar energy conversion systems' as a conditional use in the A-2/Parks, Estates and Agricultural District; amending Section 15.21.030 to add 'solar energy conversion systems' as a conditional use in the I-2/General Industrial District; and amending Section 15.22.020 to add 'solar energy conversion systems' as a principal use in the I-3/Heavy Industrial District.

Attachments

Attachment A: Resolution No. 20-97

Attachment B: Proposed Chapter 15.34, Renewable Energy, of the Municipal Code (Zoning Ordinance)

Attachment C: Proposed Section 15.05.030 of the Municipal Code (Zoning Ordinance) Attachment D: Proposed Section 15.21.030 of the Municipal Code (Zoning Ordinance) Attachment E: Proposed Section 15.22.020 of the Municipal Code (Zoning Ordinance)

Prepared by: Moises Monrroy, Planner, Community Development Department
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RESOLUTION NO. 20-97

A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A LETTER TO THE INTERNATIONAL CITY/COUNTY MANAGEMENT ASSOCIATION ANNOUNCING THE CITY OF COUNCIL BLUFFS COMMITMENT TO BECOMING A SOLSMART-DESIGNATED COMMUNITY.

WHEREAS, it would be in the best interest of the City of Council Bluffs to create a 10-year sustainability master plan to include the City's goals and objects to decrease energy water and fossil fuel use along with greenhouse gas emissions by 2030 while also increasing reuse and recycling of materials; and

WHEREAS, the City should enact policies to remove barriers and support the installation of sustainable clean energy; and

WHEREAS, the City should engage the community and surrounding areas to encourage clean energy practices.

**NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA**

That the Mayor is hereby authorized and directed to execute a letter directed to the International City/County Management Association and The Solar Foundation announcing the City of Council Bluffs commitment to becoming a SolSmart-designated community.

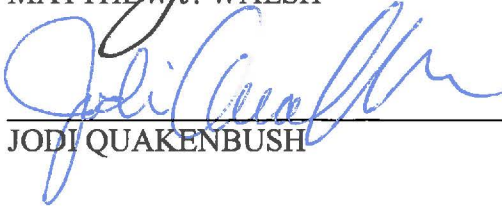
ADOPTED
AND
APPROVED

April 20, 2020.



MATTHEW J. WALSH Mayor

Attest:



JODI QUAKENBUSH City Clerk

Council Communication

Department: City Clerk
Case/Project No.:
Submitted by: Legal Department

Resolution 20-97 (Continued from 4-6-20)
ITEM 5.A.

Council Action: 4/20/2020

Description

Resolution authorizing and directing the Mayor to execute a letter to the International City/County Management Association announcing the City of Council Bluffs commitment to becoming a SolSmart-designated community.

Background/Discussion

This resolution was prepared at the direction of Council Members Wolf and Head.

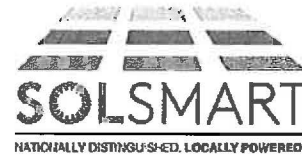
Recommendation

Approval of this Resolution.

ATTACHMENTS:

Description	Type	Upload Date
Solar Statement	Letter	3/30/2020
Resolution 20-97	Resolution	3/31/2020

SOLAR STATEMENT



April 6, 2020

Scott Annis
International City/County Management Association
777 North Capitol St. NE, Ste. 500
Washington, DC 20002

Theresa Perry
The Solar Foundation
1717 Pennsylvania AVE NW, Ste. 750
Washington, DC 20006

Dear Scott Annis and Theresa Perry:

On behalf of Council Bluffs, IA, I am proud to announce our commitment to become a SolSmart-designated community. In partnership with the SolSmart team, Council Bluffs' dedicated staff members will work to improve solar market conditions, making it faster, easier, and more affordable for our residents and businesses to install solar energy systems. These efforts will also increase the efficiency of local processes related to solar development, which may save our local government time and money.

Council Bluffs will leverage SolSmart to achieve the following goals:

- Create a 10-year sustainability master plan to include City goals and objects to decrease energy, water and fossil fuel use along with Greenhouse gas emissions by 2030 while also increasing reuse and recycling of materials.
- Enact policies to remove barriers and support the installation of sustainable, clean energy.
- Engage the community and surrounding areas to encourage clean energy practices.

These efforts demonstrate that our community is committed to driving continual improvement in our solar market, and in the process of doing so, all the related areas identified as community priorities in our relevant plans or initiatives.

In order to measure progress along the way, Council Bluffs will track key metrics related to solar energy deployment, such as installed solar capacity and the number of installations across sectors.

In these efforts, we call on our residents, businesses, non-profits, and others to get involved, and we invite everyone to stay tuned by visiting www.councilbluffs-ia.gov/solar

Inquiries related to Council Bluffs' SolSmart participation can be directed to communications contact at bgarrett@councilbluffs-ia.gov

Sincerely,

SOLAR STATEMENT



Printed name

Title

Chapter 15.34
Renewable Energy

Sections:

15.34.010	Statement of Intent
15.34.020	Definitions
15.34.030	Solar Energy Conversion Systems

15.34.010 Statement of Intent. The purpose of this chapter is to provide regulations and procedures for the review of applications for the installation of alternative sources of energy in order to help alleviate the rising costs of energy and offer sustainable energy solutions to the general public. These regulations and procedures seek to minimize the potential adverse effects on the public health, safety and general welfare without unduly restricting the potential of alternative energy production for sustainability.

15.34.020 Definitions

Building-Integrated System: A Solar Energy Conversion System that is constructed as an integral part of a principal or accessory building or structure and where the building-integrated system features maintain a uniform profile or surface of vertical walls and roofing. Building-integrated systems shall not count towards any minimum transparency requirements.

Building-Mounted System: A Solar Energy Conversion System attached to any part of a principal and/or accessory building or structure.

Freestanding/Ground-Mounted System: A Solar Energy Conversion System that is mounted on a structure, pole, or series of poles constructed specifically to support such system and is not attached to any accessory and/or principal structure on a parcel or premises.

Solar Energy Conversion System: A system consisting of one or more building and/or ground-mounted, solar photovoltaic cells, panels, or arrays and solar-related equipment that rely upon solar radiation as an energy source for collection, inversion, storage, and/or distribution of solar energy for electricity generation.

Solar Energy Conversion System (Accessory): Any Solar Energy Conversion System that is not classified as a principal use, as defined in Section 15.03.580 of this Title.

Solar Energy Conversion System (Principal): A Solar Energy Conversion System that is the principal use or comprises fifty (50) percent or more of the land area of a parcel or premises.

15.34.030 Solar Energy Conversion Systems

A. General Provisions

1. Solar Energy Conversion Systems shall be allowed as an accessory use in all zoning districts.
2. Solar Energy Conversion Systems in the MCR/Mixed Commercial-Residential District shall be reviewed as part of the adoption of a development plan.
3. Solar Energy Conversion Systems in the West Broadway Corridor (CDO) are subject to the following regulations:
 - a. Only building-integrated systems shall be installed on street-facing building elevations.
 - b. Building-mounted systems shall be allowed if not visible from the abutting public right-of-way.
 - c. Freestanding, ground-mounted systems shall not be permitted in the West Broadway CDO.
4. Any Solar Energy Conversion System on or within any locally designated historic landmark, landmark site, and/or district shall be reviewed by the Historic Preservation Commission prior to installation.
5. The following Solar Energy Conversion Systems shall be exempt from the regulations of this Section, except as limited by the provisions in Sections 15.34.030(A)(3) and 15.34.030(A)(4) of this Chapter:
 - a. Any system located within a public right-of-way. The Public Works Department shall regulate such systems.
 - b. Any system located on private property not exceeding three (3) square feet in surface area and three (3) feet in height. The combined surface area of such systems shall not exceed ten (10) square feet.
6. Solar Energy Conversions Systems shall comply with all applicable federal, state, and local building and electrical codes.
7. No portion of any private Solar Energy Conversion System shall encroach into an abutting private property or public right-of-way.
8. All lines and/or wires serving a Solar Energy Conversion System shall be located underground or otherwise concealed to the greatest extent possible.

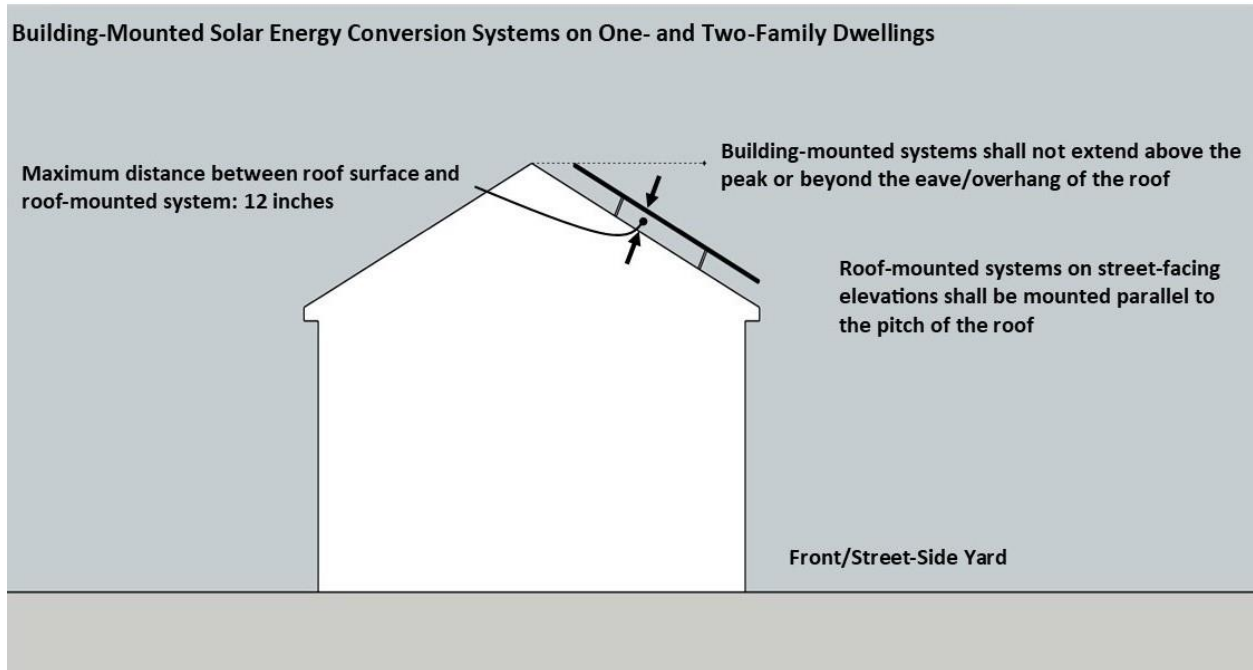
9. The property owner of any Solar Energy Conversion System shall maintain such system in a safe and attractive manner, including replacement of defective parts, painting, cleaning, and other acts that may be required for maintenance and upkeep of the function and appearance of such a system. The owner shall maintain the ground upon which the system is located in an orderly manner, such that is free of debris, tall grass and weeds.
10. The property owner of any Solar Energy Conversion System that has been damaged and/or destroyed shall repair or replace such system within six months of the damage being incurred.
11. The property owner of Solar Energy Conversion Systems shall be solely responsible for negotiating with other property owners for any desired solar easements to protect access to sunlight. Any such easements shall be recorded with the Pottawattamie County Recorder's Office.

B. Accessory Solar Energy Conversion Systems for One- and Two-Family Uses

1. Building-Mounted Systems

- a. Building-mounted systems shall be subject to all applicable minimum setback regulations in the underlying zoning district.
 - i. Systems mounted on principal structures may encroach into the required interior side yard in accordance with Section 15.24.060 of this Title.
 - ii. No part of any system shall extend into the required front yard setback.
- b. Only roof-mounted and/or building-integrated systems shall be installed on street-facing building elevations.
- c. Systems mounted on a rear or interior-side wall(s) shall not project more than three (3) feet from the building, and shall not extend beyond the edges of the wall to which it is attached.
- d. Roof-mounted systems shall not extend above the peak nor beyond the eave/overhang of the roof plane on which they are mounted.
- e. Roof-mounted systems located on a street-facing building elevation shall be mounted parallel to the pitch of the roof with a maximum distance, measured perpendicular to the roof, of twelve (12) inches between the roof surface and highest edge or surface of the system.

- f. System components servicing the collector panel shall be concealed and all exposed metal shall be finished with similar colors to the structure on which it is mounted.



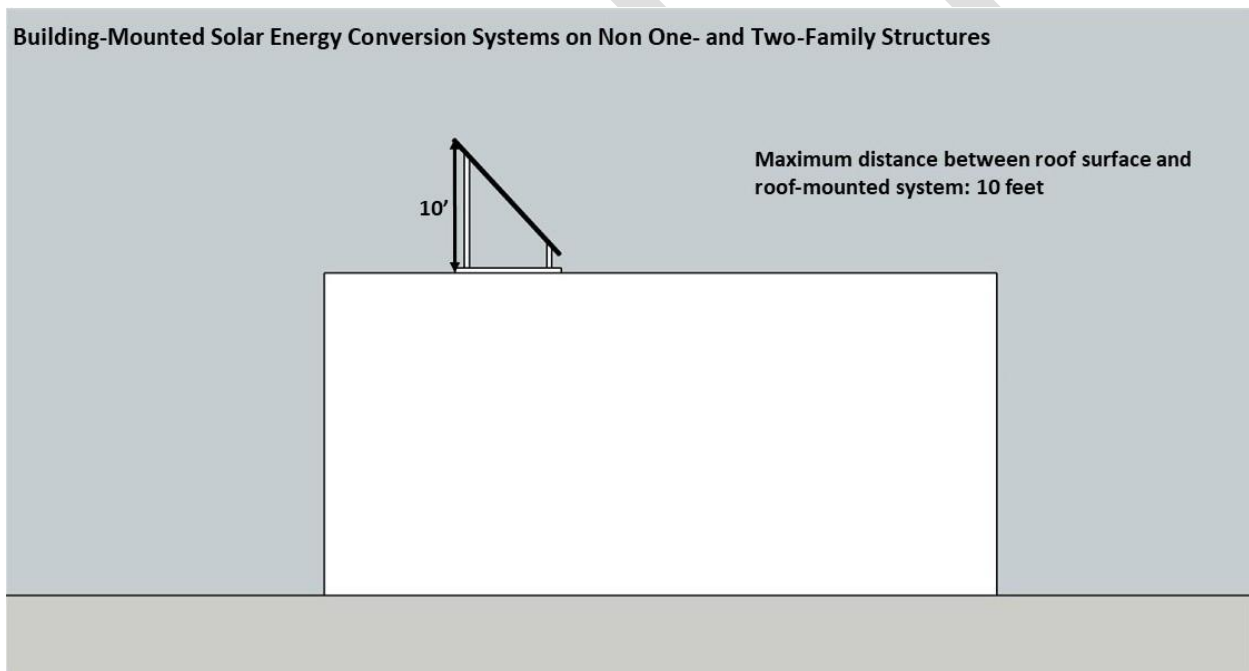
2. Freestanding/Ground-Mounted Systems

- a. Freestanding, ground-mounted systems shall be located on the same parcel or premises as the buildings being served.
- b. Freestanding, ground-mounted systems shall be subject to all applicable setback and lot coverage regulations for accessory structures in the underlying zoning district.
- c. Freestanding, ground-mounted systems shall be located a minimum of five (5) feet from any principal and/or accessory structures located on the subject parcel or premises and on any abutting property.
- d. The combined surface area of all freestanding, ground-mounted systems, including associated equipment, on a parcel or premises shall not exceed one-fourth ($\frac{1}{4}$) of the footprint of the principal structure, excluding attached accessory structures such as decks, or five hundred (500) square feet, whichever is greater.
- e. Systems shall not exceed ten (10) feet in height when oriented at maximum tilt.

C. Accessory Solar Energy Conversion Systems for Non One- and Two-Family Uses

1. Building-Mounted Systems

- a. Building-mounted systems shall be subject to all applicable setback regulations in the underlying zoning district. Systems mounted on principal structures may encroach into the required front and side yards in accordance with Section 15.24.060 of this Title.
- b. Systems mounted on any wall shall not project more than three (3) feet from the building, and shall not extend beyond the edges of the wall to which it is attached.
- c. Roof-mounted systems shall be mounted with a maximum distance, measured perpendicular to the roof, of ten (10) feet between the roof surface and highest edge or surface of the system.



2. Freestanding/Ground-Mounted Systems

- a. Freestanding, ground-mounted systems shall be located on the same parcel or premises as the buildings being served.
- b. Freestanding, ground-mounted systems shall be located a minimum of five (5) feet from any principal and/or accessory structures located on the subject parcel or premises and on any abutting property.

- c. The combined surface area of all freestanding, ground-mounted systems, including associated equipment, on a parcel or premises shall be subject to the maximum lot coverage allowed for all structures in the underlying zoning district.
- d. The combined surface area of all systems, including associated equipment, on a parcel or premises shall not exceed one-fourth ($\frac{1}{4}$) of the footprint of the principal structure.
- e. Systems shall not exceed eighteen (18) feet in height when oriented at maximum tilt.

D. Solar Energy Conversion Systems as a Principal Use

- 1. Systems shall be located a minimum of six (6) feet from all property lines and any principal and/or accessory structures located on the subject parcel or premises and on any abutting property.
- 2. There shall be no surface area limits on solar energy conversion systems as a primary use on a site. However, the maximum lot coverage of any solar energy conversion system shall not exceed eighty (80) percent of the total land area of a parcel or premises.
- 3. Systems shall not exceed twenty (20) feet in height when oriented at maximum tilt.
- 4. Additional site development standards may apply if a conditional use permit is required for solar energy conversion systems in the underlying zoning district.

Chapter 15.05

A-2/PARKS, ESTATES AND AGRICULTURAL DISTRICT

Sections:

15.05.010	Statement of Intent
15.05.020	Principal Uses
15.05.030	Conditional Uses
15.05.040	Accessory Uses
15.05.050	Site Development Regulations
15.05.060	Additional Regulations
15.05.070	Signs

15.05.010 Statement of Intent. This district is intended to preserve lands best suited for agricultural, recreational and large-parcel residential uses. It is also intended to preserve land suited for eventual development, pending proper timing for economical and practical provisions of streets, utilities, schools and other facilities so that reasonably compact development will occur.

(Ord. 5285 § 1 (part), 1996)

15.05.020 Principal Uses. The following principal uses shall be permitted outright in an A-2 district:

- A. Animal Production
- B. Cemetery.
- C. Dwelling, single-family detached.
- D. Family home.
- E. Government maintenance facility.
- F. Horticulture and crop production.
- G. Local utility services.
- H. Park and recreation services.
- I. Public campground.
- J. Public safety services.
- K. Religious assembly.

- L. Secondary airports and private light plane landing strips, when laid out and operated in accordance with all applicable regulations of the Federal Aviation Administration (FAA) and when situated on a site containing not less than thirty (30) acres.

- M. Animal shelter (non-profit).

(Ord. No. 6055, § 1, 3-8-2010; Ord. No. 6081, § 1, 5-24-2010)

Editor's note— Ord. No. 6055, § 1, adopted Mar. 8, 2010, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Ord. No. 5523, § 1, 2000.

15.05.030 Conditional Uses. The following conditional uses shall be permitted in an A-2 district in accordance with the requirements set forth in CBMC 15.02:

- A. Agricultural sales and service;
 - 1. Commercial recreation (indoor and outdoor);
- B. Day care services;
- C. Extraction activity;
- D. Funeral service in conjunction with a cemetery;
- E. Outdoor firing range;
- F. Private campground;
- G. Sanitary landfill;
- H. Rubble dump;
- I. Greenhouse, commercial; and
- J. Solar energy conversion systems.

(Ord. No. 6055, § 2, 3-8-2010; Ord. No. 6372, § 1, 12-17-2018)

Editor's note— Ord. No. 6055, § 2, adopted Mar. 8, 2010, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Ord. No. 5523, § 2, 2000.

HISTORY

Amended by Ord. 6393 on 8/12/2019

15.05.040 Accessory Uses. Accessory uses shall include uses of land or structures customarily incidental and subordinate to one of the principal uses, unless otherwise excluded. In an A-2 district only, an accessory structure may exceed the ground floor coverage of the principal structure.

(Ord. 5285 § 1 (part), 1996)

15.05.050 Site Development Regulations

Minimum Lot Size

Lot area:	3 acres
Lot width:	150 feet
Lot depth:	200 feet

Minimum Setbacks	Principal Structure	Accessory Structure
Front yard:	50 feet	50 feet
Street side yard:	20 feet	20 feet
Side yard:	10% of lot width or 10 feet whichever is greater	10% of lot width or 10 feet whichever is greater
Rear yard:	20 feet	20 feet
Maximum height:	35 feet	25 feet
Lot coverage:	10% maximum	

(Ord. 5285 § 1 (part), 1996)

HISTORY

Amended by Ord. 6393 on 8/12/2019

15.05.060 Additional Regulations

A. Reserved.

(Ord. 5285 § 1 (part), 1996)

15.05.070 Signs. Signage in this district shall comply with CBMC 15.33, "Signs."

(Ord. 5285 § 1 (part), 1996)

Chapter 15.21

I-2/GENERAL INDUSTRIAL DISTRICT

Sections:

15.21.010	Statement of Intent
15.21.020	Principal Uses
15.21.030	Conditional Uses
15.21.040	Accessory Uses
15.21.050	Site Development Regulations
15.21.060	Additional Regulations
15.21.070	Signs

15.21.010 Statement of Intent. This district is intended to provide for the development of general manufacturing and industrial areas. This district is designed to accommodate industrial uses with moderate external effects.

(Ord. 5366 § 4 (part), 1998)

15.21.020 Principal Uses. The following principal uses shall be permitted in an I-2 district:

- A. Agricultural sales and service;
- B. Auction;
- C. Auction indoor;
- D. Automobile repair, minor and major;
- E. Automobile sales and rental;
- F. Automobile service establishment;
- G. Building material, sale and storage;
- H. Business service establishment;
- I. Commercial storage;
- J. Contractor shop;
- K. Data center;
- L. Equipment repair;

- M. Equipment sales and rental;
- N. Governmental maintenance facility;
- O. Greenhouse, commercial;
- P. Local utility service;
- Q. Manufacturing, light and general;
- R. Private parking lot;
- S. Public parking lot;
- T. Public safety services;
- U. Railroad yard and intermodal facilities;
- V. Sign manufacturing;
- W. Tavern;
- X. Truck service establishment;
- Y. Truck terminal;
- Z. Warehousing and distribution, limited and general.
- AA. Consumer fireworks sales;
- BB. Small alcohol production facility.

(Ord. 5957 § 1, 2007)

(Ord. No. 6148, § 1, 2-13-2012; Ord. No. 6335, § 1, 6-11-2018; Ord. No. 6346, § 1, 8-13-2018)

15.21.030 Conditional Uses. The following conditional uses shall be permitted in an I-2 district, in accordance with the requirements set forth in CBMC 15.27:

- A. Contractor yard;
- B. Correctional placement residences;
- C. Day care services;

- D. Detention facility;
- E. Grain storage and distribution;
- F. Rubble dump;
- G. Salvage operations;
- H. Storage yard;
- I. Emergency shelter and homeless service center;
- J. Commercial recreation (indoor);
- K. Meat packing and processing; and
- L. Solar energy conversion systems.

(Ord. 5957 § 2, 2007)

15.21.040 Accessory Uses. The following accessory uses shall be permitted in an I-2 district:

- A. Uses of land or structure customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.

(Ord. 5366 § 4 (part), 1998)

15.21.050 Site Development Regulations

Minimum Lot Size

Lot area	15,000 square feet
Lot width	75 feet
Lot depth	150 feet

Minimum Setbacks	All Structures
Front yard	15 feet
Interior yard	10 feet

Street side yard	10 feet
Rear yard	10 feet
Maximum height	75 feet*
Lot coverage, all structures	70% maximum

*Maximum Height: Seventy-five (75) feet; provided, however, that on parcels of land which in the aggregate are more than fifty (50) acres in size the maximum height shall be increased up to one hundred sixty (160) feet if the following requirements are met at the time of construction: (i) title to the land shall be consolidated in one person or entity or controlled through affiliates or subsidiaries by one person or entity; and (ii) for every one foot in height in excess of seventy-five (75) feet, the minimum yard setbacks shall be increased by one foot.

(Ord. 5957 § 3, 2007; Ord. No. 6206, § 1, 4-7-14)

15.21.060 Additional Regulations

- A. No tavern or small alcohol production facility shall be located within two hundred (200) feet of any school or religious building, public park, or any conforming residential use. Distance shall be measured between the closest points from lot line to lot line.
- B. Consumer fireworks sales from a temporary structure shall not be located within three hundred (300) feet of a residential structure.

(Ord. 5366 § 4 (part), 1998)

(Ord. No. 6335, § 1, 6-11-2018; Ord. No. 6346, § 1, 8-13-2018)

15.21.070 Signs. Signage in this district shall comply with CBMC 15.33, Signs.

(Ord. 5366 § 4 (part), 1998)

Chapter 15.22

I-3/HEAVY INDUSTRIAL DISTRICT

Sections:

15.22.010	Statement of Intent
15.22.020	Principal Uses
15.22.030	Conditional Uses
15.22.040	Accessory Uses
15.22.050	Site Development Regulations
15.22.060	Additional Regulations
15.22.070	Signs

15.22.010 Statement of Intent. The I-3 district is intended to provide areas of the city for activities and uses of a heavy industrial character. This district is designed to accommodate industrial uses which have significant external effects. These uses typically have operating characteristics and environmental effects that make them incompatible with surrounding uses. The I-3 district is most appropriately located in areas that are separated from residential and consumer-oriented commercial districts.

(Ord. 5958 § 1, 2007)

15.22.020 Principal Uses. The following principal uses shall be permitted outright in an I-3 district:

- A. Agricultural sales and service;
- B. Chemical plant;
- C. Electric utility generation facility;
- D. Governmental maintenance facility;
- E. Grain storage and distribution;
- F. Horticulture and crop production;
- G. Local utility service;
- H. Manufacturing, general and heavy;
- I. Railroad yard and intermodal facilities;
- J. Sign manufacturing;

- K. Truck service establishment;
- L. Truck terminal;
- M. Warehousing and distribution, limited and general; and
- N. Solar energy conversion systems.

(Ord. 5958 § 2, 2007)

15.22.030 Conditional Uses. The following conditional uses shall be permitted in an I-3 district in accordance with the requirements set forth in CBMC 15.27:

- A. Rubble dump;
- B. Meat packing and processing.

(Ord. 5958 § 3, 2007)

15.22.040 Accessory Uses. The following accessory uses shall be permitted in the I-3 district:

- A. Uses of land or structure customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.

(Ord. 5366 § 5 (part), 1998)

15.22.050 Site Development Regulations

Minimum Lot Size

Lot area	5 acres
Lot width	300 feet
Lot depth	600 feet

Minimum Setbacks	All structures
Front yard	30 feet
Interior yard	20 feet
Street side yard	20 feet

Rear yard	20 feet
Maximum height	300 feet
Lot coverage, all structures	70% maximum

(Ord. 5958 § 4, 2007)

15.22.060 Additional Regulations. The maximum height of a structure shall be as limited by CBMC 15.22.050, except in cases where smokestacks or towers are integral to a legally established electric utility generation facility. In such cases, the height shall be unlimited, provided an area equal to the maximum height of the tallest part of the structure can be maintained from all of the property lines of the parcel of land on which the facility is located.

(Ord. 5958 § 5, 2007)

15.22.070 Signs. Signage in this district shall comply with CBMC 15.33, Signs.

(Ord. 5366 § 5 (part), 1998)