

09.02 Intent and Purpose of IR - Industrial Restrictive District

This class of district is intended to provide space for a wide range of industrial and related uses which conform to a high level of performance standards and have the least objectionable characteristics. It is required that all operations of such establishments be carried on within completely enclosed buildings thus providing a standard of development which removes most adverse characteristics that affect neighboring properties. These districts may provide a buffer between other districts and other industrial activities which have more objectionable influences. New residential activities are excluded, and community facilities and commercial establishments which provide needed services for industry and are complementary thereto are permitted.

09.02.010 Uses and Structures

A. Principal Permitted Uses and Structures

Within the Restricted Industrial Districts as shown on the Gallatin Municipal and Regional Zoning Map, the following activities, as described in Section 03.06, Section 03.07 and Section 03.08 are permitted:

Community Facility Activities

- Administrative Services

- Essential Service

- Intermediate Impact, (except for golf courses, cemeteries, mausoleums, columbariums, and sewage treatment plants)

- Utility and Vehicular

Manufacturing/Industrial Activities

- Limited Manufacturing/Industrial

- Intermediate Manufacturing/Industrial

Commercial Activities

- Animal Care

- Automotive Parking

- Research Service

- Wholesale Sales

- Transport and Warehousing

- Construction Sales and Service

- Limited Warehousing

- Convenience Sales and Service

- Limited Newspaper and Periodical Printing

- Business and Communication Service

B. Permitted Accessory Uses and Structures

Accessory uses normally associated with industrial activities and commercial activities permitted in an industrial district shall also be permitted with the following restrictions.

1. Signs complying with the regulations established in Section 13.07.
2. Incidental services, such as food and beverage dispensing and sales facilities, to serve employees and guests of an occupant of the district when conducted as an integral part of a principal use and having no exterior display or advertising.
3. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.
4. Accessory off-street parking and loading areas as required in Article 11.00.
5. Outdoor storage of materials and finished products
6. Limited Child Care

C. Permitted Uses with Conditions:

The following activities and operations are permitted with the following conditions:

Commercial Activities

1. Automotive Repair and Cleaning and Automotive Servicing and Cleaning [8111] with the following conditions:
 - a. The location, size, and design of such facility shall be compatible with development in the surrounding area. Buildings shall be designed in accordance with Section 13.08 of this Ordinance.
 - b. There shall be provided along the entire site boundary fencing, screening, and landscaping, as appropriate to protect adjoining properties.
 - c. All of the bulk regulations of the zone district shall apply.
 - d. All activities associated with the use shall be conducted within completely enclosed buildings except for required parking, loading, exterior storage, and other accessory uses which by their nature must necessarily exist outside a building.
 - e. Outdoor storage of motor vehicles awaiting repair and other materials shall be screened from public view, and may be permitted in the side and rear of the principal building. The location, extent, and screening of the outdoor storage area shall be approved as a part of the site plan by the Planning Commission. The outdoor storage shall be screened from public view using a combination of appropriate fencing, walls,

hedges, or landscaping materials, not exceeding ten (10) feet in height with the stored materials to be kept at least two (2) feet below the top of such screen. No junk vehicles shall be kept on the site. All vehicles awaiting repair shall be licensed and have active registration.

- f. The off-street parking requirements shall be based upon a recommendation from the Planning Commission.
2. Automotive Disassembly, Parts Recycling, and Materials Recovery Operations [423930] provided that the use complies with the following criteria:
- a. Any such use shall front on either a collector street, or arterial street as classified on the official Major Thoroughfare Plan.
 - b. The operation of the facility shall be conducted completely inside an enclosed structure or building. No auto-mechanical crushers shall be used in disassembly and processing of the materials outside of any building.
 - c. Outdoor storage of materials shall be not be permitted in any required yard or required bufferyard whichever is greater. Any outside storage use shall be screened with an opaque fence or wall to be placed interior to or at the required yard setbacks or bufferyard parallel to any property boundaries and no materials shall be stack above the height of the fence or wall. All outside storage surfaces shall be asphalt, concrete pavement or compacted gravel.
 - d. No such use shall be located within 300 feet on an established residential use or residentially zoned property.
 - e. All such uses shall provide a Type 30 landscape buffer or greater along all property boundaries.
 - f. The facility must comply at all times with the various performance standards cited within Sections 13.02 and 15.02.040 of this Ordinance. Particular emphasis shall be placed on compliance with the City's noise standards.

Manufacturing/Industrial Activities

- 3. Oilseed milling and processing [3112] provided that the activity must be conducted in a completely enclosed structures and meet the Performance Standards applicable in the IR (Industrial Restrictive District).
- 4. Other nonmetallic mineral products [3279] including abrasive product manufacturing [32791] provided that the activity must be conducted in a completely enclosed structures and meet the Performance Standards applicable in the IR (Industrial Restrictive District).

5. Rolling and drawing of purchased steel [33122], aluminum [331319] or copper [33142] provided that the activity must be conducted in a completely enclosed structures and meet the Performance Standards applicable in the IR (Industrial Restrictive District).
6. Secondary smelting and refining of aluminum [331314] provided that the activity must be conducted in a completely enclosed structures and meet the Performance Standards applicable in the IR (Industrial Restrictive District).
7. Primary smelting and refining of copper [331411] provided that the activity must be conducted in a completely enclosed structures and meet the Performance Standards applicable in the IR (Industrial Restrictive District).

D. Conditional Uses

The following are conditional uses within this district:

Community Facility Activities

Extensive Impact

Limited Child Care and Adult Care Facilities not an accessory use

E. Prohibited Uses

Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 are prohibited.

09.02.020 Bulk Regulations

A. Maximum Lot Coverage - 50 percent

B. Maximum Height of Buildings - 80 feet (Additional Building height of one foot shall be permitted for each additional foot of building setback beyond the minimum required setback.)

09.02.030 Area and Yard Regulations

The following area requirements shall apply to all uses permitted in this district:

A. Lot Area - Individual building sites shall be of such size that the structures involved will have architectural unity and flexibility in arrangements and that all space requirements set forth herein are met.

B. Required Front, Side, and Rear Yards

Front Yard: 20 feet

Side Yard: 15 feet

Rear Yard: 20 feet

Greater yard and building setbacks may be required when the IR zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03. Setbacks from roadways scheduled for widening shall meet the setback from the projected future right-of-way line per the Comprehensive Plan.

- C. Corner Lots - On any corner lot, all structures shall conform to the setback requirements for the adjoining street if such requirement is greater than that for this district.

09.02.040 Use of Required Yard Areas

The following uses may be made of yard areas, provided such uses are otherwise permissible in this district.

- A. Landscaping - All required yard areas not occupied by driveways or sidewalks shall be devoted to landscaping as defined in Sections 13.04 and 13.05.
- B. Driveways - Provided that no driveway shall occupy more than half of any required yard.
- C. Sidewalks - Provided that no sidewalk shall occupy more than half of any required yard.

09.02.050 Other Requirements

- A. Enclosure Requirements - All uses shall be conducted within completely enclosed buildings except for agriculture, parking and loading, exterior storage, and other accessory uses listed herein which by their nature must necessarily exist outside a building.
- B. Provisions Applying along District Boundaries - In any IR District along such portion of the boundary which coincides with a lot line of a lot in a residential district, the buildings and structures shall be set back at least seventy-five (75) feet from such lot line.
- C. Exterior Storage - Exterior storage may be permitted in the side and rear of the principal building only, provided the location, extent, and screening of storage is approved as a part of the site plan and further provided that exterior storage shall be screened from public view by suitable fence, wall, or hedge not exceeding fifteen (15) feet in height with the stored materials to be kept at least two (2) feet below the top of such screen.
- D. Surfacing of Storage Areas - All storage areas shall be surfaced to provide a durable and dust-free surface. All areas shall be graded and drained so as to dispose of all surface water accumulated within the area.