

ARTICLE 46

INDUSTRIAL PARK DISTRICT REGULATIONS

Purpose

The purpose of the Industrial Park District is to provide sites for manufacturing, recycling, warehousing and industrial operations within the city that possess a moderate level of site amenities through perimeter landscaping, street setbacks, restrictions on outdoor operations, and screening of storage. Because industrial uses can produce excessive noise, activity, and heavy traffic, provisions have been included to protect adjacent residential and office districts through the inclusion of increased setbacks and an enhanced level of landscaping along their common boundaries. Building heights are permitted to increase in direct proportion to the building's distance from property lines. Adherence to adopted performance standards is required to prevent all types of environmental pollution. These regulations are intended to permit incompatible uses to function in close proximity; to encourage the establishment of attractive industrial districts responsive to the demands of modern industrial operations; and to promote the health, safety, welfare, comfort and convenience of the users of this district as well as of the inhabitants of the surrounding districts.

Within an Industrial Park District as shown on the official Zoning Maps of the City of Huntsville, Alabama, the following regulations shall apply:

46.1 - Uses Permitted

No building, structure, or land shall be used and no building or structure shall hereafter be erected, structurally altered, enlarged, or maintained except for one or more of the uses herein cited and subject to the conditions stated herein:

Agricultural operations on tracts of ten acres or greater, provided no sales are made on the premises, but not including commercial animal or poultry farms or kennels.

Federal, state, county, or city owned or operated buildings and uses.

Light and heavy manufacturing operations subject to compliance with Section 46.3 hereof.

Warehousing and wholesale operations.

Trucking terminals.

Recycling operations.

Commercial heliports and/or helipads.

Medical and dental laboratories.

Research and experimental and testing laboratories.

Gasoline and L.P. bulk fuel storage facilities.

Office buildings.

Retail sales and exterior storage only as accessory uses to permitted uses and subject to the provisions of Section 46.2.

Structures and other uses accessory to those permitted herein.

Signs shall be permitted in accordance with the provisions of Article 72 - Sign Control Regulations.

Permitted Uses as Special Exceptions as defined and regulated by Subsection 92.5.3 hereof.

(95-413, 09-1053, 09-815, 10-178, 21-46)

46.2 - Use Standards

46.2.1 All permitted uses, with the exception of agricultural operations, truck and heavy equipment parking, container storage, signs, bulk fuel storage, and heliports, shall be conducted within completely enclosed buildings.

46.2.2 Exterior storage shall be permitted only within rear yards, and the stored products or materials shall be in an enclosed building or enclosed by a masonry wall, fence or evergreen hedge of sufficient opacity and size to completely screen the stored materials from view from adjacent properties and streets.

46.2.3 Parking or storage of company vehicles, trucks, containers, and heavy equipment used in connection with a permitted business shall be in the rear yard only and shall be screened by vegetation or a berm not less than four feet high.

46.2.4 Retail sales shall not occupy more than 20 percent of the total floor area of all buildings on any lot or group of contiguous lots in common ownership or control.

46.2.5 Bulk fuel storage facilities shall meet all setbacks as required for principal buildings in this district.

46.2.6 Recycling operations shall not include the collection, processing, storage or disposal of hazardous wastes as defined by federal and state regulations, but may include the collection and storage of household batteries. Recycling operations may include the collection, temporary holding, and transfer of medical wastes, but shall not include their storage or disposal.

46.2.7 Any lot in an Industrial Park District that is used for any purpose

other than agriculture, whether or not it contains a structure, shall meet all setback, landscaping, and parking regulations of this article. (95-413)

46.3 - Performance Standards

All operations shall comply with applicable federal, state and local regulations concerning air pollution, odor, vibration, noise, fire and explosive hazards, glare, radiation, radioactive materials, electromagnetic interference, water pollution, and waste disposal, including the performance standards set forth in Section 50.2 hereof.

46.4 - Required Yards

- 46.4.1 Front Yards: Yards facing an existing or proposed street other than a controlled access highway shall have a minimum depth of 40 feet. On a corner lot, the street frontage that the building faces may be designated as the front yard, in which case, the yard opposite the designated front yard shall be considered the rear yard.
- 46.4.2 Interior side and rear yards are those yards that abut land zoned Industrial Park District: interior rear yards shall have a minimum depth of 25 feet; interior side yards shall have a minimum depth of 20 feet.
- 46.4.3 Exterior side and rear yards are those yards that abut land in a zoning district other than Industrial Park; they shall have a minimum depth of 40 feet.
- 46.4.4 All required yards shall be kept clear of driveways and vehicular access ways, except as necessary to cross a required yard, and shall be kept clear of parking areas, loading areas, exterior storage areas, trash and waste storage containers, and accessory uses and buildings, provided however, a gate or security station may be located in a required yard.
- 46.4.5 Security fences shall not be placed in any required front yard.
- 46.4.6 There shall be provided an easement of not less than 20 feet along each side and rear lot line for utilities, drainage, and railroad purposes. (95-413, 09-430)

46.5 - Density Controls

- 46.5.1 Minimum lot area shall not be less than two acres.
- 46.5.2 Minimum lot width shall not be less than 100 feet as measured at the building line.
- 46.5.3 No portion of any building shall project through imaginary height

planes leaning inward from any yard as defined in Section 46.4 at a slope of .6 foot of height for each foot of horizontal distance measured perpendicularly to the property boundary; provided however, that the maximum height shall not exceed 120 feet.

- 46.5.4 Buildings shall not cover an area greater than 60 percent of the total area of the lot. (95-413)

46.6 - Street Access and Frontage

- 46.6.1 Each lot shall have a minimum frontage of 75 feet on a public street.
- 46.6.2 Access to building sites shall be via collector or arterial streets wherever possible. No access streets serving plants shall be permitted which may place heavy traffic on residential streets that are not classified as major collector or arterial streets. (95-413)

46.7 - Off-Street Parking and Loading Requirements

Except as provided for herein all off-street parking and loading requirements shall be provided as set forth in Article 70 hereof.

- 46.7.1 All driveways, vehicular access ways and parking areas shall be paved and properly drained. No parking shall be permitted any place other than in paved parking areas.
- 46.7.2 Loading areas shall not be placed within any front yard nor in any required yard and shall be located and sufficiently screened so as to not be visible from any existing or proposed street.
- 46.7.3 Lighting of off-street parking and vehicular use areas is required in accordance with Section 71.6 - PVA Lighting Requirements. All regulations of Article 71 concerning perimeter landscaping for parking areas must be met for parking areas located in any portion of a front yard. (95-413, 99-1020, 09-430)

Required bicycle parking spaces and facilities shall be provided as set forth in Article 76 hereof. (10-507)

46.8 - Landscaping Requirements

Every building site on which a building shall be placed shall be landscaped in the following manner. All landscaping must be installed in accordance with the provisions of Section 73.19 - Installation of Landscaping.

- 46.8.1 All yards required under this ordinance shall be planted with grass or an evergreen ground cover and shall be maintained so as to present an attractive and healthy appearance. Yard tree requirements shall be as follows:

- (1) Front yards: A minimum of one tree per thirty linear feet of distance for each lot line fronting a public street shall be planted in the required front yard(s).
- (2) Side and rear yards shall be planted with a minimum of one tree per forty linear feet for each side and rear lot line unless such yard abuts a residential or office district, in which case such yard shall be planted with a minimum of 3 large deciduous shade trees, 5 large evergreen trees and 7 understory trees for each 100 linear feet of yard.

Existing vegetation shall substitute for the required landscaping if the type, size and density of the existing vegetation creates a year round visual screen separating the industrial park from adjacent districts.

46.8.2 Required yard trees, unless elsewhere specified, shall be a mix of deciduous shade trees and evergreens; loblolly pines shall not account for more than 25 percent of the required number of trees; other conifers shall be those varieties that retain their branches at ground level.

46.8.3 All off-street parking, loading and unloading areas, and outdoor trash and waste storage containers shall be screened, as well as practicable, from view from streets by the use of walls, earth berms and/or vegetation. (95-413)

46.9 - Industrial Park Plan

46.9.1 Any landowner of property lying in an Industrial Park District desiring to dedicate any street, road, or right-of-way to the public must submit to the Planning Commission a plan of the proposed street, road, or right-of-way for approval.

46.9.2 Anyone desiring to secure a building permit for the use of land lying in an Industrial Park District must submit to the Planning Division director a generalized plot plan of the lot to be developed for approval. Such generalized plot plan shall have shown thereon the following information:

- (1) Location map showing the boundaries of the tract to be developed and all adjacent uses.
- (2) The location of all buildings and structures proposed to be constructed.
- (3) The location of parking areas, loading docks, storage areas, proposed railroad spurs, and public and/or private access ways.

- (4) Site grading and storm drainage plan.
- (5) Proposed utilities services.
- (6) Required and adequate easements.
- (7) Proposed landscaping plans including the numbers, types and placement of trees and other vegetation.
- (8) Details of all required screening including materials, locations, and extent.
- (9) Proposed signage including size and location.

The Director of City Planning (or his designee) shall review and approve by signature the proposed plot plan upon finding that the same complies with these regulations.

If the proposed plot plan is not approved, the Director of City Planning (or his designee) shall state in writing on the proposed plot plan the cause for such disapproval. (95-413)

*95-413, 99-1020, 09-430, 09-1053, 09-815, 10-178, 10-507, 21-46