

17.36 Industrial Zoning Districts**Sections:**

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17.36.010 Purpose

The industrial Zoning districts implement the industrial land use policies and land use designations contained in the General Plan. Each of the industrial Zoning districts allows for a specific range of industrial activities and provides standards governing the intensity of uses in order to carefully regulate the impacts of such uses. The two industrial Zoning districts are designed to preserve areas for the manufacture, assembly, processing, storage, and shipment of finished and raw materials as well as related office uses.

While the development standards associated with the industrial Zoning districts are intended to enhance employment opportunities and the overall economic vitality of Greenfield, these regulations are also designed to promote attractive development and safeguard the public from potential adverse impacts associated with industrial land uses. Furthermore, the District regulations are designed to provide a level of certainty to owners, developers, businesses, residents, neighbors, and decision-makers. In some areas of the City a gateway overlay is included in this District.

17.36.020 Characteristics of the Districts

The following descriptions of each Zoning District identify the characteristic uses, intensity of uses, and level of development intended for that District. Refer to the development regulations for specific standards applicable to each industrial District.

- 1) **Light Industrial (I-1).** The Light Industrial District is intended for low to medium-intensity uses that involve processing, packaging, machining, repair, fabricating, distribution, warehousing and storage, research and development, and similar uses which do not result in significant impacts from noise, odor, vibration, smoke, or other pollutants. These uses should, when possible, be combined in development projects that incorporate various uses to minimize travel and transport for goods and services related to and required to support the industrial use. This approach is also designed to help reduce regional commuter traffic by providing employment opportunities for residents of Greenfield within the City Limits. In addition, the development standards are designed to promote attractive development that is compatible with surrounding development. Sites designated for I-1 uses should be located on medium to large-size sites along thoroughfares, arterials, or collectors adjacent to other office, industrial, commercial or higher-density residential uses. Residential uses of any kind are prohibited in this District with the exception of a caretaker residence. There should be sufficient and clearly defined parking and loading areas. Adequate and secure parking for bicycles shall be provided. Facilities shall have separate visitor entrances with walkways separated from vehicle circulation that connect with visitor parking and with the public right-of-way.
- 2) **Heavy Industrial (I-H).** The Heavy Industrial District allows for industrial uses that, due to potential impacts such as noise, dust, odor, and vibration, would not be appropriate in

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the light industrial areas. Heavy industrial uses would include processing of agricultural products, winery facilities not open to the public, and agricultural support facilities such as box-making facilities, packaging plants, equipment repair, trucking companies, manufacturing, fabrication, cement batch plants, asphalt plants, and other heavy industrial uses. Sites designated for heavy industrial uses should not be located near residential development. Furthermore, residential uses of any kind are prohibited in this District with the exception of a caretaker residence. Development standards are designed to limit noise, odors, traffic, hazardous materials, and other health and safety risks as well as ensure safe, functional, and environmentally sound development. There should be sufficient and clearly defined parking and loading areas with separate circulation for trucks and passenger vehicles. Adequate and secure parking for bicycles shall be provided. Facilities shall have separate visitor entrances with walkways separated from vehicle circulation that connect with visitor parking and with the public right-of-way.

17.36.030 Allowed Uses and Permit Requirements

The table below identifies allowed uses for the two industrial Zoning districts subject to compliance with Section 17.26 (Allowable Land Uses) and all other provisions of this Title. Descriptions of many land use listings can be found in Article VI, (Definitions). Note: The far right column in the table ("Specific Use Regulations") includes the section number(s) for regulations that apply to the particular use listed, in addition to the other general standards of this Zoning Ordinance.

**Table 17.36-1
Allowed Uses and Permit Requirements for Industrial Zoning Districts**

P = Use Permitted Land Use	CUP = Conditional Use Permit Required		N = Not Permitted
	Permitted by Industrial Zoning District		Specific Use Regulations
	I-L	I-H	
Residential Use Listings			
Caretaker Housing	CUP	CUP	
Emergency Shelter	P	N	Section 17.80
Transitional Housing	N	N	Section 17.80
Recreation, Education, and Public Assembly Use Listings			
Cemeteries, Mausoleums	N	N	
Indoor Amusement/Entertainment Facilities	N	N	
Indoor Sports and Recreation Facilities	CUP	CUP	
Religious Institutions	CUP	N	
Utility, Transportation, and Communication Use Listings			
Broadcasting and Recording Studios	CUP	CUP	
Bus and Transit Shelters	P	P	
Park and Ride Facilities	P	P	
Parking Facilities	P	P	
Rail Lines and Utility Corridors	P	P	
Telecommunication Facilities	CUP	CUP	Section 17.94
Transit Stations and Terminals	P	P	
Utility Facilities	P	P	
Utility Infrastructure	P	P	

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Land Use	CUP = Conditional Use Permit Required		N = Not Permitted
	Permitted by Industrial Zoning District		Specific Use Regulations
	I-L	I-H	
Retail, Service, and Office Listings			
Adult-Related Business	CUP	CUP	Section 17.70
Ambulance Service	P	P	
Auto and Vehicle Parts Sales	P	P	
Auto and Vehicle Storage	CUP	P	
Business Support Services	P	P	
Equipment Sales and Rental	P	P	
Maintenance and Repair, Large Equipment	CUP	P	
Offices – Accessory to Primary Use	P	P	
Personal Services, Restricted	CUP	CUP	
Recycling Facilities - Reverse Vending Machine	P	P	
Recycling Facilities – Small Collection Facility	P	P	
Recycling Facilities – Large Collection Facility	CUP	CUP	
Retail Sales/Rentals and Services	P	P	
Retail – Accessory to Primary Use	P	P	
Storage – Accessory	P	P	
Storage - Personal Storage Facilities	P	P	
Storage - Outdoor	P ¹	P	
Vehicle Services – Maintenance and Minor Repair	P ^{1,2}	P ^{1,2}	
Vehicle Services – Major Repair/Body Work	CUP	P	
Industry, Manufacturing, and Processing Use Listings			
Agricultural Products Processing	CUP	P	
Animal Processing Plants, Rendering	N	CUP	
Auto Wrecking, Junkyard, Salvage Yard	N	CUP	
Chemical Product Manufacturing	N	CUP	
Concrete, Gypsum, and Plaster Products	N	P	
Contractors Storage Yards	P ²	P ²	
Electronics, Equipment, and Appliance Manufacturing	N	P	
Equipment and Material Storage Yards	CUP	P ²	
Fabric Product Manufacturing	N	P	
Food and Beverage Manufacturing	CUP	P	
Fuel Storage and Distribution	CUP	CUP	
Furniture and Fixtures Manufacturing, Cabinet Shops	CUP	P	
Handcraft Industries, Small Scale Manufacturing	CUP	P	
Laundries and Dry Cleaning Plants	P ¹	P ¹	
Lumber and Wood Product Manufacturing	N	P ²	
Machinery Manufacturing	N	P	
Metal Products Fabrication, Machine/Welding Shops	CUP	P ¹	
Metal Products Manufacturing	CUP	P ¹	
Paper Product Manufacturing	CUP	P ¹	
Paving Material Manufacturing	CUP	P ¹	
Pharmaceuticals Manufacturing	CUP	P ¹	
Plastics, Synthetics, Rubber Products Manufacturing	CUP	P ¹	

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P = Use Permitted Land Use	CUP = Conditional Use Permit Required		N = Not Permitted
	Permitted by Industrial Zoning District		Specific Use Regulations
	I-L	I-H	
Printing and Publishing	P	P	
Recycling Facilities – Processing Facilities	N	P	
Recycling Facilities – Scrap and Dismantling Facilities	N	P	
Research and Development Services	P	P	
Structural Clay and Pottery Product Manufacturing	CUP	P	
Textile and Leather Product Manufacturing	CUP	P	
Warehousing, Wholesaling, and Distribution	CUP	P	
Wineries, distilleries	P ³	P ³	

Notes:

1. Permitted only when located a minimum of 500 ft from a residential Zoning District or use.
2. All outdoor storage associated with the use shall be located within a secured enclosure with a minimum six-foot tall solid wall to screen visibility of all business operations.
3. Tasting room or retail sales require a Conditional Use Permit.

17.36.040 Development Standards

The development standards listed below, along with relevant Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality industrial development. The Designated Approving Authority will review development applications against these standards to determine compliance with applicable Zoning regulations.

**Table 17.36-2
Industrial Zoning Districts Development Standards**

Development Standard	Industrial Zoning Districts	
	I-1	I-2
Setbacks		
Front	30 ft. ¹	30 ft. ¹
Sides, Interior Lot	0 ft. ²	0 ft. ²
Street Side, Corner Lot	30 ft. ¹	30 ft. ¹
Rear	0 ft. ²	0 ft. ²
Height Limit - Primary Structures		
Buildings less than 100 feet from Ag, Ag Residential, Residential	30 ft.	30 ft.
Buildings 100 ft or more from Ag, Ag Residential, Residential	40 ft.	50 ft.
Height Limit - Accessory Structures	16 ft.	16 ft.
Accessory Structures	Refer to Article IV Section 17.46	
Landscaping	Refer to Article IV Section 17.54	
Lighting	Refer to Article IV Section 17.56	
Parking	Refer to Article IV Section 17.58	
Performance Standards	Refer to Article IV Section 17.60	
Signs	Refer to Article IV Section 17.62	

Notes:

1. Setback may be reduced to 25 ft. when additional landscaping is provided equivalent to the amount of building area encroachment.
2. A side and rear yard of ten feet is required when abutting any agricultural zone. A side or rear yard of 50 feet is required when abutting any residential zone or use.

- 4) **Design Review Required.** Design Review is required for all new construction, renovations, remodels, improvements, or changes within the IPO Districts.

17.42.060 Regional Commercial Overlay (RCO)

Highway commercial areas that are intended to draw from a regional market should provide amenities beyond those required for uses that are designed to serve more local needs. Regional Commercial Development must be developed in a manner that enhances the Community.

- 1) **Purpose.** The purpose of the Regional Commercial Overlay (RCO) is to require increased standards for parking spaces, additional landscaping, and greater attention to buffering commercial uses from nearby residential and agricultural uses. In order to ensure regional commercial development that enhances the community, a design overlay that addresses such requirements is provided for areas designated for this type of development.
- 2) **Applicability of Regional Commercial Overlay.** The (RCO) appearing after a zone abbreviation on the Zoning Map indicates that the property so classified is subject to the provisions of this Article in addition to those of the underlying zone.
- 3) **Development Standards.** Development within the Regional Commercial Overlay requires a higher level of attention to architectural design, landscaping, lighting, and signage, and higher ratios of parking. Development within this Overlay shall be subject to the design standards established in the City of Greenfield Citywide Design Guidelines, incorporated as part of this Ordinance by reference.

Parking requirements for this overlay are 4.5 parking spaces per 1,000 square feet of net retail space.