

ARTICLE 9 INDUSTRIAL

Sec. 29.900. INDUSTRIAL BASE ZONES.

(1) **Purpose.** The industrial base zones established by this Ordinance are General Industrial (GI) Zone and Planned Industrial (PI) Zone. Each of these zones is intended to reserve appropriately located areas for predominantly industrial uses and to protect these areas from intrusion by dwellings and other inharmonious uses. The zones are intended to promote the economic viability of the City's industrial areas and to provide standards to assure safe, functional, efficient and environmentally sound industrial areas and to provide standards to assure safe, functional, efficient and environmentally sound operations. Differentiation between the zones is intended to provide appropriate areas for industrial uses of different character, intensity or impact while minimizing potential conflicts among land users.

(2) **Use Regulations.** Use regulations for the Industrial Base Zones are set forth on the Use Tables as follows: GI Zone, Table 29.901(2), and PI Zone, Table 29.902(2).

Sec. 29.901. "GI" GENERAL INDUSTRIAL ZONE.

(1) **Purpose.** This Zone is intended to provide a limited development review procedure, involving only developer- and staff-coordinated efforts to satisfy the planning and permitting requirements. This District applies to those areas where there is a need to provide a desirable industrial environment and to promote economic viability of a type generally not appropriate for or compatible with retail sales areas. A site plan review process is required in order to assure such development and intensity of use in a way that assures safe, functional, efficient and environmentally sound operations.

(2) **Permitted Uses.** The uses permitted in the GI Zone are set forth in Table 29.901(2) below:

**Table 29.901(2)
General Industrial (GI) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES	N	--	--
OFFICE USES	Y	SDP Minor	Staff
TRADE USES			
Retail Sales and Service - General Uses greater than one 3,000 sf use per site require a Special Use Permit from the ZBA.	Y	SDP Minor/SP	Staff/ZBA
Automotive and Marine Craft Uses greater than one 10,000 sf use per site require a Special Use Permit from the ZBA.	Y	SDP Minor/SP	Staff/ZBA
Entertainment, Restaurant and Recreation - General	N	--	--
Banquet halls, and Exhibition and meeting areas	Y when in combination with manufacturing and processing industrial uses on the same lot or parcel	SDP Minor	Staff
Wholesale Trade	Y	SDP Minor	Staff
INDUSTRIAL USES			
Manufacturing/Processing *Except Major Industrial Groups 28 & 29	Y*	SDP Minor	Staff
Resource Production/Extraction	Y	SDP Minor	Staff
Warehousing/ Freight Storage	Y	SDP Minor	Staff

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Industrial Service (except Salvage Yards)	Y	SDP Minor	Staff
Salvage Yards See Sections 29.1306 and 29.1503.	Y	SP	ZBA
Waste-Processing and Transfer	Y	SP	ZBA
INSTITUTIONAL USES			
Child Day Care Facilities and Vocational/ Technical High Schools	Y	SDP Minor	Staff
Colleges and Universities	Y	SP	ZBA
TRANSPORTATION, COMMUNICATIONS, AND ESSENTIAL SERVICES	Y*	SDP Minor	Staff
*Except Passenger Terminals			
Personal Wireless Communication Facilities	Y	SP	ZBA
MISCELLANEOUS USES			
Adult Entertainment Facilities	N	--	--
Commercial Outdoor Recreation	N	--	--
Detention Facilities	Y	SP	ZBA
Major Event Entertainment	N	--	--
Vehicle Servicing Facilities	Y	SDP Minor	Staff

Y = Yes: permitted as indicated by required approval.

N = No: prohibited

SP = Special Use Permit required: See Section 29.1503

SDP Minor = Site Development Plan Minor: See Section 29.1502(3)

SDP Major = Site Development Plan Major: See Section 29.1502(4)

ZBA = Zoning Board of Adjustment

(Ord. No. 3591, 10-10-00; Ord. No. 3817, 01-11-2005; Ord No. 4105, 01-10-12)

(3) **Zone Development Standards.** The zone development standards applicable in the GI Zone are set forth in Table 29.901(3) below:

**Table 29.901(3)
General Industrial (GI) Zone Development Standards**

DEVELOPMENT STANDARD	GI ZONE
Minimum Lot Area	No limit
Minimum Frontage	25 ft.
Minimum Building Setbacks	
Front Lot Line	10 ft.; 40 ft. if abutting an arterial street, except for a fuel pump canopy, which shall maintain a 10 ft. setback from an arterial street, measured from the front edge of the canopy
Side and Rear Lot Lines	12 ft.; 40 ft. if abutting an arterial street except for a fuel pump canopy, which shall maintain a 10 ft. setback from an arterial street, measured from the front edge of the canopy
Lot line abutting a Residentially Zoned Lot	20 ft.
Landscaping in Setbacks Abutting a Residentially-Zoned Lot	10 ft. minimum with Industrial screen and wall. See Section 29.403
Maximum Building Coverage	85%
Minimum Landscaped Area	15%
Maximum Height	100 ft. or 9 stories
Parking Allowed Between Building and Streets	Yes
Drive-Through Facilities Permitted	Yes. See Section 29.1303
Outdoor Display Permitted	Yes. See Section 29.405
Outdoor Storage Permitted	Yes. See Section 29.405
Trucks and Equipment Permitted	Yes

(Ord. No. 3970, 10-28-08; Ord. No. 4312, 6-27-16)

(4) **Site Development Plan Requirements.**

(a) In addition to Minor or Major Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:

- (i) approximate number of employees;
- (ii) approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons per Day + Chemical Oxygen Demand or Biochemical Oxygen Demand) electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons); and...

(Ord. No. 3591, 10-10-00; Ord No. 3893, 10-5-06)

(iii) possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, or fumes, vibration, heat.

(b) No Site Development Plan approval will be issued for any use in the GI District if the determination is made by the approving authority exercising independent judgment, that there is reason to believe that the proposed use or structure, as presented by the application, will create a nuisance in terms of diminished air quality, smoke, noise, toxic matter, odor, vibration, glare, sewage waste, water quality, street system capacity, heat or other condition detrimental to the public health and safety or reasonable use, enjoyment and value of other properties; or diminish the quality or quantity of any utility service presently provided by the City. Furthermore, no approval or permit shall be issued unless there is compliance with all other applicable City, state and federal regulations.

Sec. 29.902. "PI" PLANNED INDUSTRIAL ZONE.

(1) **Purpose.** This District is intended to be applied to those areas where there is a need to provide a desirable industrial environment. It is also intended to:

- (a) Accommodate large-scale industrial land uses;
- (b) Promote a clustered and integrated development in a park-like setting; and
- (c) Locate such developments near limited-access highways, air transportation or the Research Park.

(2) **Permitted Uses.** The uses permitted in the PI Zone are set forth in Table 29.902(2) below:

**Table 29.902(2)
Planned Industrial (PI) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N	--	--
Household Living	N	--	--
Short-term Lodgings	N	--	--
OFFICE USES	Y	SDP Minor	Staff
TRADE USES			
Retail Sales and Services - General	N	--	--
Retail Trade - Automotive, etc.	N	--	--
Entertainment, Restaurant and Recreation Trade Except as necessary to an industrial use, in which case a Special Use Permit is required from the ZBA.	N	--	--
Wholesale Trade	N	--	--
INDUSTRIAL USES			
Industrial Service - limited to: printing, publishing, commercial art and reproduction services; and research and development laboratories	Y	SDP Minor	Staff

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Manufacturing and Processing - all uses except concrete batching and asphalt mixing; lumber and wood products manufacturing; manufactured homes and prefabricated structures manufacturing; and rock crushing and screening	Y	SDP Minor	Staff
Warehouse and Freight Handling limited to: inter-modal transfer facilities, parcel services, regional postal distribution facilities, and wholesale distribution centers	Y	SDP Minor	Staff
INSTITUTIONAL USES			
Colleges and Universities	N	--	--
Public Facilities and Services	Y	SDP Minor	Staff
Social Service Providers	N	--	--
Medical Centers	N	--	--
Parks and Open Areas	Y	SP	ZBA
Religious Institutions	N	--	--
Schools	N	--	--
TRANSPORTATION, COMMUNICATIONS AND UTILITY USES			
Passenger Terminals	Y	SDP Minor	Staff
Basic Utilities	Y	SDP Major	City Council
Commercial Parking	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA
Radio and TV Broadcast Facilities	Y	SDP Minor	Staff
Rail Line and Utility Corridors	Y	SDP Minor	Staff
Railroad Yards	N	--	--
MISCELLANEOUS USES			
Commercial Outdoor Recreation	N	--	--
Child Day Care Facilities	Y	SDP Minor	Staff
Detention Facilities	N	--	--
Major Event Entertainment	N	--	--
Vehicle Service Facilities	N	--	--
Vehicle Repair	N	--	--

Y = Yes: permitted as indicated by required approval.
N = No: prohibited
SP = Special Use Permit required: See Section 29.1503
SDP Minor = Site Development Plan Minor: See Section 29.1502(3)
SDP Major = Site Development Plan Major: See Section 29.1502(4)
ZBA = Zoning Board of Adjustment
(Ord. No. 3595, 10-24-00)

(3) **Zone Development Standards.** The zone development standards applicable in the PI Zone are set forth in Table 29.902(3) below:

**Table 29.902(3)
Planned Industrial (PI) Zone Development Standards**

DEVELOPMENT STANDARDS	PI ZONE
Maximum FAR	.35
Minimum Lot Area	One Acre
Minimum Lot Frontage	100 ft.

DEVELOPMENT STANDARDS	PI ZONE
Minimum Building Setbacks: Street Lot Line Side Lot Line Rear Lot Line Lot Line Abutting an R Zoned Lot	50 ft. 20 ft. 30 ft. 50 ft. side 50 ft. rear
Maximum Building Setbacks: Street Lot Line	None
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. with High Screen. See Section 29.403
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Maximum Height	100 ft.
Parking Allowed Between Buildings and Streets	Yes
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted	Yes, See Section 29.405; Screened per Section 29.403(1)(c)
Trucks and Equipment Permitted	Yes

(Ord. No. 4094, 12-20-11; Ord. No. 4312, 6-27-17)

(4) **Site Development Plan Requirements.**

(a) In addition to Minor or Major Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:

- (i) Approximate number of employees;
- (ii) Approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons Per Day + Chemical oxygen Demand or Biochemical oxygen Demand), electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons); and

(Ord. No. 3591, 10-10-00)

(iii) Possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, or fumes, vibration, heat.

(b) No Site Development Plan approval will be issued for any use in the PI District if the determination is made by the approving authority exercising independent judgment, that there is reason to believe that the proposed use or structure, as presented by the application, will create a nuisance in terms of diminished air quality, smoke, noise, toxic matter, odor, vibration, glare, sewage waste, water quality, street system capacity, heat or other condition detrimental to the public health and safety or reasonable use, enjoyment and value of other properties; or diminish the quality or quantity of any utility service presently provided by the City. Furthermore, no approval or permit shall be issued unless there is compliance with all other applicable City, state and federal regulations.

Sec. 29.903. Research Park Innovation District (RI)

(1) **Purpose.** This District supports development of an integrated commercial service and concentrated employment area to:

- (a) Allow for mixing of use and interaction of people to foster a collaborative environment;
- (b) Create a node of activity and commercial services for the district;
- (c) Design development to promote the new innovation district by integrating multi-modal transportation facilities, intensification of land use, and a wide range of office and research uses; and
- (d) Promote a high level of architectural and site design features that signify the commitment to innovation and investment through architecture with visual interest and unique identity, site design incorporating stewardship of natural resources, district layout and development supporting the pedestrian environment, and green building techniques demonstrating the commitment to sustainability.

(2) **Permitted Uses.** The RI Zoning District is to be established by the City Council through the requirements of 29.1507. Hub Activity Area uses may only be allowed for properties that are consistent with a City Council approved master plan accompanying a rezoning request. A Hub Activity Area means an area of concentrated commercial uses providing support services intended primarily to provide service and retail uses supportive of the surrounding businesses and their employees.

The uses permitted in the RI Zone are set forth in Table 29.903(2) below:

Table 29.903(2)
RI Zone Uses

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N	--	--
Household Living	N	--	--
Short-Term Lodging	Y, except Bed & Breakfast Establishment, Vacation Lodging	SDP Minor	Staff
OFFICE USES	Y	SDP Minor	Staff
TRADE USES			
Retail Sales and Services - General	N	--	--
Retail Sales and Services - General-Located within Hub Activity Area	Y	SDP Minor	Staff
Retail Trade - Automotive, etc.	N	--	--
Restaurant -Located within Hub Activity Area- no drive throughs	Y	SDP Minor	--
Entertainment, Restaurant, Recreation Trade-Outside Hub Activity Area	N	--	--
Small Production Facility	Y	SPU	ZBA
Recreation Trade-Within Hub Activity Area	Y	SDP Minor/	Staff
Wholesale Trade	N	--	--
INDUSTRIAL USES			
Research and Development Facilities and Laboratories	Y	SDP Minor	Staff
Manufacturing and Processing - all uses except concrete batching and asphalt mixing; lumber and wood products manufacturing; manufactured homes and prefabricated structures manufacturing; printing and publishing; and rock crushing and screening	Y	SDP Minor	Staff
Warehouse and Freight Handling	N	--	--
INSTITUTIONAL USES			
Colleges and Universities	N	--	--
Public Facilities and Services	Y	SDP Minor	Staff
Social Service Providers	N	--	--
Medical Centers	N	--	--
Parks and Open Areas (as designated in a Master Plan)	Y	SDP Minor	Staff
Religious Institutions	N	--	--
Schools	N	--	--

TRANSPORTATION, COMMUNICATIONS AND UTILITY USES			
Passenger Terminals	Y	SDP Minor	Staff
Basic Utilities- outside of the Hub Activity Area	Y	SDP Major	City Council
Commercial Parking	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	Article 13	--
Radio and TV Broadcast Facilities	Y	SDP Minor	Staff
Rail Line and Utility Corridors	Y	SDP Minor	Staff
Railroad Yards	N	--	--
MISCELLANEOUS USES			
Commercial Outdoor Recreation	N	--	--
Child Day Care Facilities	Y	SDP Minor	Staff
Detention Facilities	N	--	--
Major Event Entertainment	N	--	--
Vehicle Service Facilities	N	--	--
Vehicle Repair	N	--	--

- Y = Yes: permitted as indicated by required approval.
N = No: prohibited
SP = Special Use Permit required: See Section 29.1503
SDP Minor = Site Development Plan Minor: See Section 29.1502(3)
SDP Major = Site Development Plan Major: See Section 29.1502(4)
ZBA = Zoning Board of Adjustment
(Ord. No. 4223, 8-11-15; Ord. No. 4398, 11-12-19)

(3) **Zone Development Standards.** The zone development standards applicable in the RI Zone are set forth in Table 29.903(3) below:

**Table 29.903(3)
Development Standards**

DEVELOPMENT STANDARDS	RI ZONE
Maximum FAR	.35 for areas outside of Hub Activity Area/ No limit within Hub Activity Area
Minimum Lot Area	One Acre
Minimum Lot Frontage	100 ft.
Minimum Building Setbacks:	
Street Lot Line University Ave	30 ft.
Street Lot Line	10 ft.
Side Lot Line	10 ft.
Rear Lot Line	10 ft.
Lot Line Abutting a Residential Zoned Lot	50 ft.
Maximum Building Setbacks in Hub Activity Area for Principal Facade, excepting central common area	20 ft.
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. with High Screen. See Section 29.403
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Maximum Height	100 ft.

DEVELOPMENT STANDARDS	RI ZONE
Minimum Height Hub Activity Area, except accessory structures	2-Stories
Parking Allowed Between Buildings and Streets	Yes
Parking Location	<p>Parking within the public right-of-way may count toward required on-site parking in the Hub Activity Area for an adjacent individual site as approved with a site development plan.</p> <p>Parking must be setback a minimum of 20 feet from a street lot line.</p>
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted-not between building and the street	Yes, See Section 29.405; Screened per Section 29.403(1)(c)
Trucks and Equipment Permitted	Yes

(Ord. No. 4223, 8-11-15; Ord. No. 4232, 10-13-15; Ord. No. 4312, 6-27-17; Ord. No. 4349, 5-8-18)

(4) Site Development Plan Requirements.

(a) In addition to Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:

- (i) Approximate number of employees;
- (ii) Approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons Per Day + Chemical oxygen Demand or Biochemical oxygen Demand), electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons);
- (iii) Possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, fumes, vibration, or heat; and
- (iv) Uses with a substantial inventory of hazardous materials, as regulated by the Ames Fire Department, shall be sited away from residential uses across University Boulevard.

(b) No Site Development Plan approval will be issued for any use in the RI District if the determination is made by the approving authority exercising independent judgment, that there is reason to believe that the proposed use or structure, as presented by the application, will create a nuisance in terms of diminished air quality, smoke, noise, toxic matter, odor, vibration, glare, sewage waste, water quality, street system capacity, heat or other condition detrimental to the public health and safety or reasonable use, enjoyment and value of other properties; or diminish the quality or quantity of any utility service presently provided by the City. Furthermore, no approval or permit shall be issued unless there is compliance with all other applicable City, state, and federal regulations.

(5) Design Guidelines

(a) The goal is to create a development that acknowledges its natural surroundings, develops a human scale, and provides innovative contemporary architectural designs which harmonize with the environment, express individuality and promote worker health, wellness and productivity. Site Plan approvals must be found to conform to site development standards and the design guidelines. Design guidelines are to be applied with discretion by the Planning and Housing Director to promote consistency with the intent of the District and to adapt to individual site needs.

(b) **Site Design Guidelines**

- (i) Use site design to locate buildings and site improvement in manner that is supportive of the pedestrian environment.
- (ii) Coordinate building and parking in manner that is supportive of a transition to trails and pedestrian areas.
- (iii) Extend walkways to both public streets and trail system.
- (iv) Coordinate shared access points for lots to reduce driveway intersections along bike and pedestrian facilities.
- (v) Locate support areas such as mechanical areas and storage areas away from pedestrian areas and behind the principal building.

(c) **Landscape Design Guidelines**

- (i) Use landscape design to support sustainable site features, such as stormwater treatment and parking lot shading.
- (ii) Locate landscape areas in a manner which is complementary to adjacent open space areas in types of vegetation and planting.
- (iii) Incorporate vegetation that provides for screening of storage and equipment areas from trails and streets.
- (iv) Use landscape design to enhance pedestrian environments with shading of sidewalks and creating visual interest with art, trellis, gathering spaces, and interesting vegetation.

(d) **Architectural Design Guidelines**

- (i) Identify and accentuate main building entrances with architectural elements or projections.
- (ii) Utilize high levels of glazing to identify areas of activity and interest for customers, employees, and public. Prefer location of office and other active uses at street sides of buildings to provide support for building identity and interest.
- (iii) Building massing should distinguish building components through variations in height, building relief, and exterior materials.
- (iv) These architectural design guidelines are not mandatory for accessory structures.
(*Ord. 4223; 8-11-2015; Ord. No. 4349, 5-8-18*)