

CHAPTER 7

INDUSTRIAL DISTRICT

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SECTION 700. PURPOSE

A. General Purposes

1. Meet the needs of Catoosa's industry by making available a wide range of sites for industrial development.
2. Preserve and promote the development of efficient industrial areas and to minimize the adverse affects of industrial uses on other less intense land uses and thoroughfares by:
 - a. Differentiating the types and purposes of industrial activities;
 - b. Establishing Bulk and Area controls.
 - c. Requiring Off-Street Loading and Parking facilities.
 - d. Controlling the number, area, location, and types of Signs.
 - e. Protecting the character of Industrial Districts and their particular suitability for industrial uses.
3. Achieve the objectives of the Comprehensive Plan as they relate to industrial development.

B. Purposes of the IL Industrial Light District

The IL District is designed to provide areas suitable for research institutions, specialized manufacturing, wholesaling, warehousing, and other industrial activities which have minimal objectionable environmental influences on adjacent uses.

C. Purposes of the IM Industrial Moderate District

The IM District is designed to group together a wide range of industrial uses, which may produce moderately objectionable environmental influences in their operation and appearance on adjacent uses.

D. Purposes of the IH Industrial Heavy District

The IH District is designed to provide areas for manufacturing and other industrial activities which may impose substantial environmental influences or hazards on adjacent uses.

SECTION 701. PRINCIPAL USES

The principal uses permitted in the Industrial Districts are designated by Use Units. Use Units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The Use Units permitted in the Industrial Districts are set forth in Table 7-1 on the following page.

Table 7-1: Use Units Permitted in Industrial Districts

Use Units		Districts		
No.	Name	IL	IM	IH
1.	Area-Wide Uses by Right	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E
3.	Agriculture	X***1	X***1	X***1
4.	Public Protection and Utility Facilities	X*	X*	X*
10.	Off-Street Parking	X	X	X
11.	Offices, Studios and Support Services	X	X	X
12.	Eating Establishments Other than Drive-Ins	E	E	E
13.	Adult Entertainment Establishments	E**	E**	E**
14.	Convenience Goods and Services	E***2	E***2	E***2
15.	Shopping Goods and Services	E	E	E
16.	Other Trades & Services	X	X	X
17.	Mini-Storage	X	X	X
18.	Automotive and Allied Activities	X	X	X
19.	Drive-In Restaurants	E	E	E
21.	Commercial Recreation, Intensive		E	X
22.	Reserved			
23.	Scientific Research and Development	X***3	X***3	X***3
24.	Warehousing and Wholesaling	X	X	X
25.	Mining and Mineral Processing			E
26.	Light Manufacturing and Industry	X***4	X***4	X***4
27.	Moderate Manufacturing and Industry	E***5	X***5	X***5
28.	Heavy Manufacturing and Industry			X***6
29.	Junk and Salvage Yards			E
30.	Oil and Gas Extraction			E

X Use by Right

E Special Exception

* Antennas and Antenna Support Structures shall be allowed by Right only if in compliance with Section 704 of this Code. In all other cases Antennas and Antenna Support Structures shall require approval of a Special Exception from the Board of Adjustment.

** Shall meet restrictions established in Section 604 Location of Sexually-Oriented Businesses as well as have Board of Adjustment approval as a Special Exception.

***1 Subject to the conditions set forth in Section 1203

***2 Subject to the conditions set forth in Section 1214

***3 Subject to the conditions set forth in Section 1223

***4 Subject to the conditions set forth in Section 1226

***5 Subject to the conditions set forth in Section 1227

***6 Subject to the conditions set forth in Section 1228

SECTION 702. ACCESSORY USES

A. Accessory Uses Permitted

Accessory uses customarily incident to a principal use permitted in an Industrial District are permitted in such District.

B. Accessory Use Conditions

1. Accessory buildings

- a. Shall meet the minimum building setback lines of the applicable District; or
- b. An accessory building constructed an integral part of the principal building shall be made structurally a part of that building and shall comply with the requirements applicable to the principal building.

2. Accessory storage of materials, equipment, or products outside an enclosed building, within 200 feet of an abutting R District, shall be screened by the construction of a screening wall or fence along the lot line or lines in common with the abutting R District.

3. Accessory Signs in the IL, IM and IH District are subject to the conditions established in Chapter 9, Signs.

4. Antennas and Antenna Supporting Structures

- a. Antennas and Antenna Supporting Structures which are accessory to an industrial use are permitted to be mounted on an industrial building or a customary accessory building provided:
 - 1) That it does not exceed 65 feet in height measured from the average ground elevation at the industrial building to the highest horizontal point of the Antenna and Antenna Supporting Structure;
 - 2) The surface area of all such mounted Antennas shall not exceed 10 square feet. Only one side, that which has the largest surface area, is to be calculated; and
 - 3) These provisions do not apply to principal use Antennas or to Antennas which are accessory to uses requiring Board of Adjustment approval.
- b. Structures other than an industrial building or customary accessory building which are used to support accessory Antennas, including guy lines, shall:
 - 1) Be located in the rear yard only;
 - 2) Be limited to one (1) such structure;
 - 3) Not exceed 65 feet in height measured from the average ground elevation at the industrial building to the highest point of the Antenna and Antenna Supporting Structure;
 - 4) Not encroach upon the land or airspace of any abutting property; and
 - 5) Not exceed 24 inches in width above 25 feet in height, exclusive of guy lines.

SECTION 703. REQUIREMENTS FOR SPECIAL EXCEPTION USE

- A. Bulk and Area Requirements for Special Exception uses are as follows:
 - 1. The Use Unit requirements if more restrictive shall prevail; and
 - 2. Otherwise, except as provided A.1 above and in C below, Special Exception uses shall conform to the Bulk and Area requirements of the Zoning District in which located.
- B. Special Housing Facilities in Use Unit 2, Area-Wide Special Exception Uses, shall meet applicable Use Conditions and Off-Street Parking and Loading Requirements as provided in Chapter 12.
- C. Adult Entertainment Establishments, Use Unit 13, when allowed by Special Exception shall follow restrictions established in Section 604 Location of Sexually-Oriented Businesses.

SECTION 704. ANTENNA AND ANTENNA SUPPORTING STRUCTURES

Antennas and Antenna Supporting Structures may be allowed by Right in an Industrial District. However, the applicant for the facility shall demonstrate with the required permit application that the facility complies with the application and use standards specified below. In all other cases, the facilities shall be subject to the requirements for approval as a Special Exception, Section 1204 of this Code.

- A. Use Conditions
 - 1. The Antenna and Antenna Supporting Structure shall be setback from a habitable structure in an AG or an R District boundary a distance equal to 110% of its height. The maximum permitted height of such facility is 100 feet.
 - 2. Unless required by the Federal Aviation Administration, it shall not be lighted by any continuous, blinking or strobe lighting.
 - 3. The Antenna Supporting Structure shall be of monopole design.
 - 4. The site shall be buffered with landscaping and vegetative or other screening to mitigate the operation and visual impacts of such uses on abutting and adjacent uses. (See Chapter 10, Landscape)
 - 5. Cessation of Operation:
 - a. If operation and use of such facilities ceases for a period of 180 days the Antenna and Antenna Supporting Structure shall be removed by the owner at the owner's expense or be subject to removal by the City, at the owner's expense. In order to secure such removal, a Performance or Removal Bond in the amount of the removal and disposal expense shall be posted with the City as a requirement of the application for and issuance of a Building Permit. See Section 1204 for more information on this requirement.

- b. An exception may be made, if approval by the Planning Commission is sought and received, within 60 days of the expiration of the 180 day period.
6. Change or Modification of Operation

If changes occur in the operation of the facility that cause such operation to no longer be in accordance with this Code:

- a. Operators of such facilities shall give the City Planner of the City of Catoosa 30 days prior written notice of any such change or modification. Notice shall include detailed information relative to the nature of all such changes.
- b. Any such changes that take the Antenna and Antenna Supporting device out of compliance with this Code shall cause the approval to be revoked and shall be cause for removal.
- c. Should this occur, application shall be made to the Board of Adjustment for a Special Exception as provided in Chapter 12, Use Unit 4.

B. Application and Certification

The following shall be submitted with the Building Permit application:

1. Certification from a Professional Engineer licensed to practice in the State of Oklahoma, paid for by the applicant, shall be submitted which states that the Antenna and Antenna Supporting Structure is designed as follows:
 - a. To accommodate the collocation of a minimum of two (2) wireless telecommunication systems providers;
 - b. To meet the standards of the American National Standards Institute and the Electronic Industries Association; and
 - c. To be in compliance with the Standards of the Federal Communications Commission and the Federal Aviation Administration.
2. Written evidence shall be presented which states that the new facility is not closer than 1320 feet (1/4 mile) from any existing such site or site for which an application is pending on which collocation space is reasonably available.
3. Additional certification from the Engineer is required upon completion of construction which states that the Antenna and Antenna Supporting Structure have been constructed in accordance with the plans as approved by the City.
4. As a condition of approval of such Antenna and in conjunction with an application for a Building Permit, a Removal Bond shall be submitted prior to issuance of said Building Permit in an amount as specified herein and as certified by a Registered Professional Engineer licensed to practice in the State of Oklahoma. The amount of said Removal Bond shall be sufficient to remove and dispose of said sign in the case that it becomes unsafe, dilapidated, deteriorated or abandoned, and shall be in an amount of 125% of said Engineer's estimate to remove and dispose of such Antenna. The City of Catoosa shall be made the beneficiary of the Removal Bond.

SECTION 705. BULK AND AREA REQUIREMENTS

Table 7- 2: Bulk and Area Requirements in the Industrial Districts

	Districts		
	IL	IM	IH
FRONTAGE (Minimum Feet)			
Arterial or Freeway Service Road	150	200	200
FLOOR AREA RATIO (Maximum)	NA	NA	NA
SETBACK FROM CENTERLINE OF ABUTTING STREET (Minimum Feet)			
MEASURED FROM CENTERLINE of abutting street; add, to the distance designated in the column to the right, ½ the right-of-way designated on the Major Street Plan or 25 feet if the street is not designated on the Major Street Plan.			
Arterial or Freeway Service Road	50	50	50
Not an Arterial or Freeway Service Road	25	25	25
SETBACK FROM ABUTTING AG, R, or O DISTRICT BOUNDARY LINES (Minimum Feet)	75*	75*	75*
BUILDING HEIGHT	NA	NA	NA

- * Does not apply when lot abuts a Freeway zoned AG, R, or O; however, in those instances a minimum 10 foot setback shall be required.

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