



Industrial District Comparisons:

20-214 IBP, Industrial/Business Park District	20-215 IL, Limited Industrial District	20-216 IG, General Industrial District
<p>Purpose</p> <p>The IBP, Industrial/Business Park District, is intended to provide space in attractive and appropriate locations for certain low-impact employment and manufacturing uses in a planned industrial/business park setting.</p> <ul style="list-style-type: none"> The IBP District is intended for implementation along Arterial Streets. Lot Access shall be taken from internal roads and not directly from the Arterial Streets, wherever possible. (Ord. 8098) 	<p>Purpose</p> <p>The IL, Limited Industrial District, is primarily intended to accommodate low-impact industrial, wholesale and warehouse operations that are employment-intensive and compatible with commercial land uses.</p> <ul style="list-style-type: none"> The IL District is intended for implementation along Collector or Arterial Streets. 	<p>Purpose</p> <p>The IG, General Industrial District, is primarily intended to accommodate moderate- and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation Access and public facilities and services. The District is generally incompatible with residential areas and low-intensity commercial areas.</p> <ul style="list-style-type: none"> The IG District is intended for implementation along Arterial Streets.
<p>20-1736 Industrial, Intensive</p> <p>Manufacturing, processing, or assembling of materials (for uses described above in the "General Industrial" use type classification) in a manner that would create any of the commonly recognized nuisance conditions or characteristics.</p>		
<p>20-1735 Industrial, General</p> <p>Production, processing, assembling, packaging or treatment of food and non-food products; or manufacturing and/or assembly of electronic instruments and equipment and electrical devices. General Industrial uses may require Federal air quality discharge permits, but do not have nuisance conditions that are detectable from the boundaries of the subject property. Nuisance conditions can result from any of the following:</p> <ul style="list-style-type: none"> continuous, frequent, or repetitive noises or vibrations; noxious or toxic fumes, odors, or emissions; electrical disturbances; or night illumination into residential areas. <p>Exceptions: Noise and vibrations from temporary construction; noise from vehicles or trains entering or leaving the site; noise and vibrations occurring less than 15 minutes per day; an odor detected for less than 15 minutes per day; noise detectable only as part of a composite of sounds from various off-site sources.</p>		
<p>Findings:</p> <p>The key comparison and difference between the IL and IG districts is that the IG district permits activities that could create noise, vibration and other types of spillover nuisance outside the immediate boundaries of the subject property for duration longer than 15 minutes.</p> <p>Another distinction between the IG and the IL districts is that retail commercial uses are not allowed in the IG district.</p>		