

# IN - General Industrial District

The General Industrial District is intended for areas of greater intensity than the Business/Industrial Park District. These areas are to provide a range of development opportunities including such uses as manufacturing, fabrication, and/or warehousing. These areas have the potential to involve heavy truck traffic, as such they require direct access to a principal arterial. Additionally, since the operations of these uses could occur both indoors and outdoors, these areas require larger buffers against abutting development. **The information below is a summary. For full details, please refer to our Code of Ordinance.**

IN District Land Uses		
Permitted Land Uses	Restricted Land Uses*	Conditional Land Uses*
Uses allowed without restrictions/special approvals.	Uses allowed subject to certain restrictions.	Uses allowed with approval of a Conditional Use Permit.
Business or Trade School Contractor Services Government Heavy Equipment Retail Sales/Services Heavy Industrial Services Light Industrial Services Local/Neighborhood Utilities Major Utilities Office-Showroom Passive Outdoor Recreation Research & Development Religious Assembly Transportation Facilities Utility Service Provider Vehicle Gas/Fueling Station Vehicles Sales and Rentals Vehicle Services – Minor/Major Warehouse & Distribution	Animal Clinic or Services Brewery/Distillery/Winery Crop Production and Sales Pawn Shop Self-Storage Storage Yard Waste Related Services	Aviation Uses Rotary Wing Resource Extraction – Surface / Subsurface Scrap and Salvage Yard Wireless Transmission Facilities
* Refer to Restrictions and Conditions below. * To see Prohibited Uses, please refer to the last page.		

IN District Development Standards	
Requirement	Standard
Minimum Area of New Development	5 acres
Minimum Lot Size	1 acre
Minimum Lot Width	250 ft.
Minimum Lot Frontage	250 ft.
Front Setback	35 ft.
Front Build-to Line	n/a
Interior Side Setback	20 ft.
Street Side Setback	25 ft.
Rear Setback	40 ft.
Maximum Height	60 ft.
Maximum Lot Coverage	85%

Restrictions and Conditions		
Land Use	Restrictions/Conditions	Operational/Other Standards
Aviation Uses, Rotary Wing	Development of heli-facility or heliport uses shall be designed according to the applicable design standards set out in the U.S. Department of Transportation Advisory Circular NO. 150/5390-2C, dated April 24, 2012, as may be amended. Application for construction of a heli-facility, heliport, or helistop shall demonstrate compliance with 14 CFR § 157.7, <i>FAA Determination</i> .	N/A
Animal Clinic or Services	Outdoor dog runs and animal exercise areas shall be set back 100' from residential property and screened by wall/fence. No livestock or large animals (e.g., horse) shall be boarded, treated, or otherwise kept on the premises.	N/A
Crop Production and Sales	Crop production shall be entirely within an enclosed building and shall be an ancillary use.	N/A
Car Wash	There shall be no more than four (4) self-service bays; all mechanical equipment, excluding vacuum and air units is enclosed within a building; all facilities are designed and configured such that any outdoor spraying preparation or drying activities are directed away from any abutting residential district; bay access is designed to prevent headlights from shining onto any street or abutting a residential district. If self-services vacuums are provided, a minimum of one (1) parking space per vacuum is required, which will not interfere with site circulation, driveways, or fire lanes. Access is taken from a collector or higher classification roadway. Car washes in all districts is a Restricted Use and must operate in compliance with the City's Drought Contingency Plan.	All full-service vehicle wash facilities must be equipped with, operate, and maintain in operation, a water recycling system that will recycle not less than 50 percent of the water being used by the facility, and for existing automobile wash facilities, such system is required as a condition of any permit to: <ul style="list-style-type: none"> <li>I. Cumulatively expand the floor area of the vehicle wash facility building by more than 49 percent of the area of the vehicle wash facility building as it existed on the effective date of the Chapter;</li> <li>II. Demolish, destroy or remove and then replace more than a cumulative 49 percent of the floor area of the vehicle wash facility building as it existed on the effective date of the Chapter, except for the purpose of replacing or repairing water recycling equipment; or</li> <li>III. Enlarge the water tap, meter, or service line. Proximity to other developed entitled car wash facilities shall be examined as part of the Conditional Use Permit process to avoid clustering of uses along a corridor, intersection, or neighborhood.</li> </ul>
Wireless Transmission Facility	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 80' in residential zoning districts and limited to 160' in the nonresidential zoning districts.	N/A
Brewery/ Distillery/ Winery	Maximum 25% of the establishment area may be dedicated for customer components. Outdoor seating/live music/entertainment shall be set back 100' from residential property and screened by wall/fence.	N/A
Pawn Shop	Parcel shall be at least 200' from residential property. Owner/operator shall maintain compliance with Chapter 371, <i>Pawnshops</i> , of the Tex. Finance Code.	N/A
Scrap and Salvage Yard	The parcel proposed for development shall be located no closer than 600' from any residentially used or zoned property and take access from an arterial or collector street. All outdoor areas used for scrap and salvage storage shall be completely screened by a wall or fence at least 8' in height and a 15-foot landscape buffer. Wrecked cars, junk, salvage, scrap, or other materials shall not be visible from adjacent properties or public rights-of-way above the required wall or fence.	N/A
Self-Storage	Self-storage facilities shall be limited to storage use only, with the exception of an accessory leasing office, and accessory retail sales. When located adjacent to a major arterial level street, the facility shall be setback at least 150 feet from the right-of-way. Additionally, unit doors shall not be visible from public rights-of-way nor residentially zoned or used properties. Outdoor storage areas shall be completely screened from view from the street by a masonry wall or fence at least eight feet in height.	Outdoor storage areas shall comply with Section 4.6.5, Outdoor Storage and Display Merchandise. Self-storage units shall be used solely for the purpose of storage and shall not be used to live in or for conducting or operating a business. Outdoor storage shall not include the storage of wrecked or inoperable vehicles. No outdoor storage shall be permitted within a required setback or required off-street parking.

Restrictions and Conditions		
Land Use	Restrictions/Conditions	Operational/Other Standards
Storage Yard	In addition to the requirement for approval of a Conditional Use Permit, outdoor storage shall be completely screened from view from the street by a wall or fence at least eight feet in height and a Type B landscape buffer.	N/A
Resource Extraction – Surface/ Subsurface	<p>No blasting or use of explosives shall be permitted within an IN unless a City Council Conditional Use Permit approval for such activity is granted within IN. The issuance of a specific City Council approval use permit is subject to the applicable provisions of the Code; provided, however, the city shall set a date of expiration for the permit. If such approval is granted, blasted may be used within the boundaries of the IN provided such use complies with the applicable requirements of the Unified Fire Code, or the International Fire Code as amended and adopted by the City Council.</p> <p>A minimum buffer zone of 1,000 feet shall be maintained between the blasting area and the nearest residence or educational facility and shall be screened by a minimum 30-foot vegetated berm.</p> <p>The extraction use must be setback 300+ feet from an arterial collector street. The site is not within the cone of influence around a wellhead.</p>	<p>All quarrying, blasting, drilling, and other resource extraction will be conducted in such a manner and on such scale as to minimize dust, noise, and vibration and to prevent adversely affecting the surrounding neighborhood,</p> <p>All equipment used in these operations shall be constructed, maintained and operated in such a manner as to eliminate as far as practicable, noise, vibration, or dust which would injure or annoy persons living in the vicinity, and accessways or roads within the premises shall be maintained in a dust-free condition through surfacing or such other treatment as may be necessary.</p> <p>Noise limits shall not exceed 85 decibels at any time of day in IN.</p> <p>Blasting shall be permitted only during the following time periods:</p> <ol style="list-style-type: none"> <li>(1) Monday through Friday (no Saturdays, Sundays, or legal holidays)</li> <li>(2) 80 percent between the hours of 3:00 p.m. and 5:00 p.m.</li> <li>(3) 20 percent between the hours of 10:00 a.m. and 11:00 a.m.</li> </ol> <p>Crushing operations shall be permitted only during the following time periods:</p> <ol style="list-style-type: none"> <li>(1) Monday through Saturday (no Sundays or legal holidays)</li> <li>(2) 8:00 a.m. to 5:00 p.m.</li> </ol> <p>Ground vibration shall be limited to a maximum of 0.28 PPV (peak particle velocity) as measured at 3,000 feet from the quarry property line or the nearest residence, whichever is closest. Air overpressure (air shock) shall not exceed 127 dB (decibels).</p>
Waste Related Services	The facility shall be set back at least 100 feet from residentially zoned or used properties. Any outdoor recycling storage (bins) or activities shall be visually screened from any adjacent roadways, residentially zoned properties, and any other nonindustrial uses by an eight-foot perimeter fence constructed of brick, stone or similar masonry product.	All solid, liquid or sanitary waste collected shall be stored and all manufactured or production of goods or energy stored from solid, liquid or sanitary waste or recycled materials shall be conducted in an enclosed building.

## Prohibited Land Uses

Animal Production/Raising  
Apartment – Attached/Detached  
Aviation Uses Fixed Wing  
Bar or Night Club  
Bed or Breakfast Lodging  
Campground  
Car Wash  
Cemetery  
College/University  
Commercial Parking  
Commercial Recreation/Entertainment  
Commercial Stables  
Community Assembly/Amenity  
Cottage  
Daycare Center  
Duplex, Triplex, Quadplex  
Education  
Food & Drink (general)  
Food & Drink (neighborhood)  
Full-Service Hotel  
Game Ranch  
General Retail Sales  
Group Home  
Home Enterprise  
Hospital  
Hotel, Extended Stay

Housing/Services for the Aging  
Industrialized Housing  
Landscape Supply & Sales/Garden Center  
Large Scale Retail Sales/Service  
Limited-Service Hotel  
Live-work Unit  
Loft Apartment  
Manufactured Home  
Manufactured Home Park  
Medical Office/Clinic  
Neighborhood Amenity  
Office  
Personal Services  
Provisional Housing  
Research & Development  
Residential Childcare Facility  
Resort Hotel  
RV Park  
Shopping Center  
Single Family Attached  
Single Family Detached  
Single Family Zero Lot Line  
Social Service Institution  
Special Event Venue  
Tiny House Development  
Townhouse