

**Chapter 18.330**  
**INDUSTRIAL ZONE DEVELOPMENT STANDARDS**

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- 18.330.010 Purpose and Definition**
- 18.330.020 Applicability**
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**18.330.010 Purpose and Definition**

- A. Purpose. The purpose of this chapter is to provide standards for nonresidential development in industrial zones that promote quality development and enhance the livability, walkability, and safety of the community.
- B. Definition. Nonresidential development includes mixed-use and single-use developments that contain a civic, institutional, commercial, industrial, or other nonresidential use. (Ord. 18-28 §1)

**18.330.020 Applicability**

- A. The approval process and standards of this chapter apply to nonresidential development in the I-P, I-L, and I-H zones.
- B. The approval process, but not the standards, of this chapter applies to nonresidential development in the I-P zone within the Durham Advanced Wastewater Treatment Facility Plan District. Nonresidential development in the I-P zone is subject to the standards of Chapter 18.630, Durham Advanced Wastewater Treatment Facility Plan District. (Ord. 18-28 §1)

**18.330.030 Approval Process**

Applications for nonresidential development are processed through a Type II procedure as provided in Section 18.710.060, using approval criteria in Section 18.780.050, except where a conditional use or planned development application is required or proposed. (Ord. 18-28 §1)

**18.330.040 Development Standards**

- A. Base zone development standards are provided in Table 18.330.1.

| <b>Table 18.330.1</b>   |            |            |            |
|---|------------|------------|------------|
| <b>Industrial Zone Development Standards for Nonresidential Development</b> |            |            |            |
| <b>Standard</b>   | <b>I-P</b> | <b>I-L</b> | <b>I-H</b> |
| Minimum Lot Width   | 50 ft      | 50 ft      | 50 ft      |
| Minimum Setbacks  |            |            |            |
| - <i>Front</i>  | 35 ft      | 30 ft      | 30 ft      |
| - <i>Street side</i>  | 20 ft      | 20 ft      | 20 ft      |
| - <i>Side</i> [1]   | 0 ft       | 0 ft       | 0 ft       |

**Table 18.330.1  
Industrial Zone Development Standards for Nonresidential Development**

| <b>Standard</b>        | <b>I-P</b> | <b>I-L</b> | <b>I-H</b> |
|------------------------|------------|------------|------------|
| - Rear [1]             | 0 ft       | 0 ft       | 0 ft       |
| Maximum Height         | 45 ft      | 45 ft      | 45 ft      |
| Maximum Lot Coverage   | 75% [2]    | 85%        | 85%        |
| Minimum Landscape Area | 25% [2]    | 15%        | 15%        |

[1] Minimum side and rear setbacks are 0 feet, except the minimum side and rear setbacks are 50 feet where the site abuts a residential zone.

[2] Maximum lot coverage may be increased to 80 percent and minimum landscape area may be reduced to 20 percent through a site development review or modification approval where the standards in Subsection 18.330.040.D are met.

B. Landscaping and screening. All required landscaping, including landscaping used to meet screening or tree canopy standards, is subject to the general provisions of Chapter 18.420, Landscaping and Screening.

1. The minimum landscape area standard is provided in Table 18.330.1. Landscaping standards are provided in Section 18.420.040. Any landscape area planted to the L-2 standard may count toward meeting the minimum area standard.
2. Screening standards are provided in Section 18.420.050. Screening is required as follows:
  - a. Service areas and wall- and roof-mounted utilities must be screened to the S-1 standard. Service areas and utilities are also subject to the standards in Subsection 18.330.040.C.
  - b. Nonresidential development that abuts a nonindustrial zone must be screened to the S-3 standard along all property lines, except street property lines.
  - c. Surface vehicle parking areas, loading areas, drive aisles, and stacking lanes for drive-through services within 20 feet of a street property line must be screened to the S-4 standard. Screening must be provided directly adjacent to the street property line, except where access is taken.
3. The minimum tree canopy standards for the site and any off-street vehicle parking areas are provided in Section 18.420.060.

C. Utilities and service areas.

1. Private utility facilities, such as transformers or control valves, that serve a single development must be located below ground unless the functional properties of the facility require above-ground placement. If located above ground, all facilities 1 cubic foot or greater in volume, or with any one dimension greater than 2 feet, must meet the following standards where not wall- or roof-mounted or located inside a building:
  - a. The facility may not be located within 20 feet of any street property line; and

- b. The facility must be dark in color and painted or wrapped with a non-reflective material.
  2. Service areas, such as waste and recycling containers, outdoor storage, and mechanical equipment, may not be located within 20 feet of any street property line, except where located inside a building.
- D. Lot coverage increase. The following standards apply to all nonresidential development in the I-P zone that propose to increase maximum lot coverage to 80 percent and reduce minimum landscape area to 20 percent:
1. Street trees must be a minimum caliper of 3 inches at planting;
  2. Landscape area between a parking lot and street property line must be a minimum depth of 10 feet; and
  3. The applicant must provide documentation of an adequate on-going maintenance program to ensure appropriate irrigation and maintenance of the landscape area. (Ord. 18-28 §1) ■