

after the Effective Date. The principal land uses are retail sales, services, offices, mixed-use including housing and public facilities.

- (ii) Other Standards. Permitted uses and dimensional standards applicable to the C-2 District are defined within Section 29-3.4 and shall be subject to the Form and Development Regulations in Article 4, with the exception of those standards listed in Section 29-4.1(a).

29-2.2(c) - Special Purpose Districts.

(1) IG Industrial – General District.

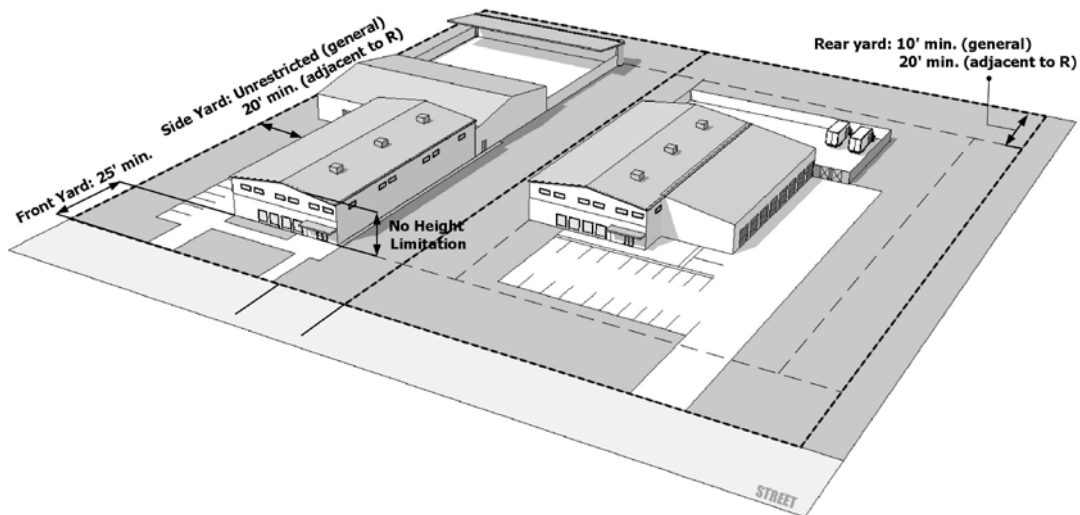
- (i) Purpose. The IG district is intended to allow for manufacturing, warehousing, office activities, general industrial uses, and access to underground mining, resource, and storage activities, while protecting surrounding areas from any adverse impacts of those activities without the need for rezoning to a Planned Development district. Development may be organized in a planned business or industrial park, or may be in individual buildings on individual lots in older parts of the City. The principal land uses are heavy commercial and industrial uses, as listed in Table 29-3.1 (Permitted Use Table).

**TABLE 29-2-11
IG DISTRICT DIMENSIONAL STANDARD SUMMARY**

| LOT STANDARDS | |
|--|--------|
| Minimum lot area | N/A |
| Minimum lot width at building line | N/A |
| BUILDING STANDARDS | |
| Minimum depth front yard | 25 ft. |
| Minimum width of side yard - general | 0 ft. |
| Minimum width of side yard – adjacent to R district | 20 ft. |
| Minimum depth of rear yard | 10 ft. |
| Minimum depth of rear yard – if adjacent to R district | 20 ft. |
| Maximum height of primary building | N/A |

This Table is a summary of selected standards; refer to Chapter 29-4.1 Dimension Standards, for additional regulations.

- (ii) Illustration. The following diagram is a graphical depiction of the IG District to be used for illustration purposes only.



(iii) Other Standards. In addition to compliance with all other applicable regulations in this Chapter, including without limitation the Permitted Use regulations in Article 3 and the Form and Development Regulations in Article 4, development in the IG District shall comply with the following:

(A) No use shall be permitted or so operated as to produce or emit:

- 1) Smoke or particulate matter in violation of the standards of the ordinances of the City.
- 2) Dust, fly ash, radiation, gases, heat, glare, or other effects which are obviously injurious to humans at the property line.
- 3) Vibration or concussion perceptible without instruments at the property line.

The noise level at any point along the property line shall not exceed:

| Octave Band | Decibels |
|-----------------|----------|
| 0— 75 CPS | 55 |
| 75—1,200 CPS | 40 |
| 1,200—4,800 CPS | 25 |
| Above 4,800 CPS | 22 |

- 4) Industrial wastes of such quantity and nature as to overburden the public sewage disposal facilities or to cause odor and unsanitary effects beyond the property line.

(B) Access to all underground development activities such as commercial mining and storage shall be through property owned or controlled by the owners of the underground space within the IG district.

(C) Where applicable, underground space must have a building permit to develop a habitable underground areas and to qualify for a certificate of occupancy.

(D) The owners or operators of underground space shall file with the Department a certificate by a Registered Professional Engineer as to the structural integrity of the underground space. Such certificate may provide for exceptions or conditions for building permit approval. The certificate shall be valid for newly added or mined-out areas, if it is so described in the certificate and must have been dated within the past ten (10) years to be valid for its application to new areas.

(E) Penetrations from underground space to the surface property above it shall be permitted without regard to the provisions of the IG zoning district, provided that such penetrations are for the purpose of connecting utilities or to contain safety, relief or life-support systems to the underground. All penetrations must be contained within a public easement to assure perpetuity and continued service to the underground development.