

### Section 16.13.13 Other Requirements.

Inasmuch as the Industrial zone is usually adjacent to a major highway, the following standards with respect to appearances and maintenance of buildings and premises must be adhered to in the construction and maintenance of the buildings and grounds within the zone:

**(1) Landscaping.** Any portion of the lot not included in the structure or parking areas must be appropriately landscaped. The front landscape strip shall be twenty (20) feet on any side adjacent to a road. A minimum of ten (10) percent of the overall site shall be landscaped. For further requirements see Sections 16.21.10 and 16.21.19.

**(2) Refuse and Debris.** The entire lot shall be kept free from refuse, debris and waste material. All such refuse, garbage debris and waste material shall be kept in approved containers and stored within a building or enclosed in a sight-obscuring fence, wall or screen of not less than six (6) feet in height. Garbage containers shall not be located within the required front setback (See Section 16.21.15).

**(3) Emissions.** No dust, odor, smoke, vibration, light, glare or noise shall be emitted which is discernible beyond the lot boundary lines (See Chapter 16.28).

**(4) Storage.** All storage and outside activities, except loading and unloading, shall be enclosed within a building, or if approved as part of the conditional use within an area that is enclosed with a sight-obscuring fence at least six (6) feet and no more than eight (8) feet in height. Storage shall not be permitted to protrude above the sight-obscuring fence (See Section 16.21.15).

**(5) Maintenance.** All signs, structures, parking areas, landscaping or other portions of the development that are visible from either an adjoining residential use, or from a major street or highway, shall be kept in good repair and maintenance at all times. Failure to do so may be grounds for refusal to renew any business license or conditional use permit.

**(6) Adequate Water.** No use may be permitted unless it is shown that there is an adequate supply of water for the use and fire protection.

**(7) Signs.** Any signs or other form of advertising must comply with the sign provisions of this Title (See Chapter 16.26).

**(8) Buildings.** Metal buildings may be allowed in this zone. All metal buildings shall have vertical walls and shall be painted with neutral colors.

**(9) Additional Regulations.** See Chapter 16.21 for regulations that apply to this zone. In the event of a conflict between that section and the regulations contained in this section, the regulations of this section would control.