

INDUSTRIAL ZONING DISTRICT REQUIREMENTS

A property's location in the Industrial Zoning Designation requires the following additional submittals (check with Planning Department for applicability):

- Accessory off-street parking and loading facilities shall be provided to accommodate the use and occupancies for all buildings and structures and every land use established, in all zones, after the effective date hereof. When required, parking lots shall comply with all accessibility requirements as set forth in the adopted Building Code ordinance.
- Development and continued maintenance of an approved buffer yard of not less than twenty feet (20') in width within the setback area. The buffer yard must extend along any public right-of-way and any perimeter property line which is adjacent to land not zoned industrial.
- Prior to issuance of a building permit or initiation of any activity that does not require a building permit, the Department of Environmental Quality (DEQ) shall be consulted and if necessary, prior to a certificate of occupancy, provide written approval for a wastewater management plan that is created by and submitted to the DEQ by the applicant or their representative. The applicant will have to meet whatever standards the DEQ requires for the submittal. The applicant shall comply with the requirements of the approved plan prior to the certificate of occupancy being issued.
- A stormwater management program shall be implemented to ensure that no increase in runoff from the property results from the new development. This program shall be developed and submitted to the Planning Department for review prior to issuance of a building permit or initiation of any activity that does not require a building permit. If adequate, the plan shall be approved by the Planning Department. Any necessary site improvements must be made and verified prior to the issuance of the certificate of occupancy for the facility.
- If the use will require outdoor watering, may have hazardous or other chemicals that could be discharged during a rain event, or if there are any hazardous chemicals that if released could be a safety hazard to the public, the Planning Department can require this plan be designed by a professional engineer licensed in the State of Idaho and the engineer shall certify that the program has been implemented (including physical improvements).
- The hours of operation shall be restricted to the period from six o'clock (6:00) A.M. to nine o'clock (9:00) P.M. for exterior activities. Operation outside these hours shall require a conditional use permit as provided by chapter 7, article A of this title.
- Prior to issuance of a building permit or initiation of any activity that does not require a building permit the applicant must submit and/or complete the following:
 - A plan for parking that includes spaces, accessibility, and approach points. All approach points must be approved by the appropriate highway agency.
 - A plan for any lighting. All lighting must be a full cutoff fixture and shall be directed away from existing residences.
 - A plan for fire protection.
 - Approval from the Health Department for any new septic system, any connection or modification to an existing septic system, and approval from any city or sewer district showing an approved connection for the proposed use.
 - A plan for any outdoor storage.

- A signed statement that an available water source adequate for the needs of the proposed facility has been developed. The Planning Department shall check to ensure necessary permits have been issued for the water source.