

## **SECTION 17-24. "WH" WAREHOUSE DISTRICT REGULATIONS**

- (a) **Use Regulations:** A building or premises shall be used only for the following purposes:
- (1) Bakery or bottling works.
  - (2) Wholesale establishments.
  - (3) Storage warehouses and yards.
  - (4) Contractor's yard.
  - (5) Manufacturing uses, including those which require more than ten (10) percent of the lot for storage of equipment, materials or products.
  - (6) Truck Parking Lot.
  - (7) Offices.
  - (8) Laboratory.
  - (9) Auto repair shops, including body shops.
  - (10) Church worship facilities.
  - (11) Buildings and uses owned or operated by public governmental agencies.
  - (12) Monopole towers up to one hundred (100) feet in height are allowed as an accessory use or as a stand-alone use in Warehouse. All other towers (except those of 25 feet in height or less) will require Specific Use District Zoning.
  - (13) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
  - (14) Accessory buildings and uses customarily incident to any of the above uses, provided that such not be objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisances.

(b) **Height Regulations:** No building shall exceed in height the width of the street on which it faces plus the depth of the front yard. On a lot adjoining a residential district, no building shall exceed forty-five (45) feet in height, except that this height may be increased up to the maximum of twelve (12) stories, or one hundred eighty (180) feet, at the rate of two (2) feet of additional height for each one (1) foot of additional setback from required yard lines. In no event, however, shall any building exceed two (2) stories when any portion of the building is located within one hundred fifty (150) feet of any property zoned for residential purposes.

(c) **Area Regulations:**

(1) **Size of Yards:**

- a. **Front Yard:** There shall be a front yard having a minimum depth of twenty-five (25) feet. No parking, storage or similar use shall be allowed in required front yards in District "WH", except that automobile parking (including automobile dealer display parking) will be permitted in such yards if separated by at least twenty-five (25) feet from any residential district.
- b. **Side Yard:** A side yard of not less than fifteen (15) feet in width shall be provided on the side of a lot adjoining a side street. A side yard of not less than ten (10) feet in width shall be provided on the side of a lot adjoining a residential district. The required side yard shall be waived when a screening device is installed in accordance with the City's General Development Ordinance. The building itself can serve as a portion of the screening device when that portion of the building exterior is constructed of the same materials as the screening device. No parking, storage or similar use shall be allowed in any required side yard or in any side street yard adjoining a residential district.
- c. **Rear Yard:** No rear yard is required except that a rear yard of not less than fifty (50) feet in depth shall be provided upon that portion of a lot abutting or across a rear street from a residential district, except that such yard requirement shall not apply where the property in the residential district also backs up to the rear street.

No parking, storage or similar use shall be allowed in required rear yards in District "WH" within twenty-five (25) feet of the rear property line.

**(2) Reserved:**

**(d) Outside Storage Regulations:** In all zoning districts where outside storage yards are allowed, such storage yards shall be screened from view in accordance with the standards outlined in the City General Development Ordinance. This provision applies to all outside storage which began after the original date of passage of this provision (April 4, 1994). Any variance request involving the requirements or standards relating to such required screening devices shall be considered by the City Council in accordance with the General Development Ordinance. Areas which are used for infrequent and temporary storage for a period of thirty (30) days or less per year shall not be deemed as "storage yards".