

CHAPTER 15 - GENERAL INDUSTRIAL DISTRICT (GI)

11-15-1: PURPOSE:

The GI is established to provide for the continued operation, expansion, and development of industries that offer jobs to the people of Three Forks and the surrounding area but have substantial potential for conflict with less intensive land uses.

11-15-2: BOUNDARIES:

The boundaries of the GI are as shown on the Official Zoning Map of the City of Three Forks.

11-15-3: PERMITTED USES:

- A. INDUSTRIAL, including uses in SIC Division C - Construction, Division D - Manufacturing, Division E - Transportation, Communications, Electric, Gas, and Sanitary Services, and Division F - Wholesale Trade, all in continuing compliance with all requirements of THESE REGULATIONS. Industrial also includes Division A, Major Group 07 – Agricultural Services. Please see Table 15.1 for examples.
- B. Customary ACCESSORY USES, BUILDINGS, AND STRUCTURES in continuing compliance with these regulations. Please see Section 11-15-4.C regarding dwellings as an accessory use.
- C. TEMPORARY USES in compliance with Chapter 11-27.

11-15-4: CONDITIONAL USES:

- A. Any INDUSTRIAL use classified as an H OCCUPANCY by the International Fire Code. No CUP for H Occupancy Use may be approved without review by the Three Forks Fire Department.
- B. ARTISANAL INDUSTRIES are included without a retail outlet. They will be permitted in the GI only where approval of a CUP indicates that the surrounding industrial uses do not pose undue health and safety risks for customers.
- C. SEXUALLY ORIENTED BUSINESSES as defined and regulated by Title 4-4 of this Code, in continuing compliance with the requirements of that title.

11-15-5: DIMENSIONAL STANDARDS:

- A. The maximum BUILDING HEIGHT in the GI is 24 feet to the eaves and 32 feet overall. Please note that the definition of building height excludes certain industrial structures.
- B. LOT COVERAGE in the GI will be limited by the front SETBACK required by C, below, and the landscaping requirements of Chapter 23 of these regulations.

The front setback shall be twenty (20) feet. The yard created by this setback may be used for any combination of landscaping and/or parking, except where landscaping is required by THESE REGULATIONS.

11-15-6: PERFORMANCE STANDARDS

- A. General Performance Standards: Development in the GI must, unless specifically exempted, comply with all standards established in these regulations.
- B. Off-Street Freight Loading: Off-street freight loading areas may be required as a condition of approval for any use in the GI.

11-15-7: SELF-STORAGE:

- A. The minimum aisle (driveway) width between buildings shall be at least twenty-four feet (24'), permitting two-way circulation.
- B. The self-storage facility must be surrounded by a chain link fence approximately eight feet (8') in height. This fence must be at the back of any landscaped buffers required by these regulations.
- C. Designated areas for the outdoor storage of automobiles, boats, and recreation vehicles are permitted within the fenced and buffered area provided that they do not interfere with circulation through the facility.
- D. The circulation and parking pattern within a self-storage facility must ensure free movement during normal use. "NO PARKING" signs and/or striping may be required as a condition of approval. Where only one point of access is proposed, there shall also be at least one emergency exit.

Table 15.1 - Examples of Industrial Use by SIC

All possible uses are, by definition, included in the SIC. This table gives examples that seem applicable in Three Forks, but it is not complete. See the SIC Manual at: <https://www.osha.gov/data/sic-manual>

SIC Code	Use	
Division A	Agriculture, Forestry, and Fishing	
	<i>Industrial includes only Group 7</i>	
7	Agricultural Services	vets, landscapers
Division C	Construction	
15	General Contractors	
16	Heavy Construction	batch plant
17	Specialty Trades	plumbers, electricians, etc.
Division D	Manufacturing	
20	Food and Kindred Products	microbrewery
24	Lumber and Wood Products	firewood

25	Furniture and Fixtures	
28	Chemicals and Allied Products	ag chemicals
2833	Medicinal Chemicals and Botanical Products	includes marijuana processing
31	Leather and Leather Products	saddlery
32	Stone, Clay, Glass, and Concrete Products	MACRIS
34	Fabricated Metal Products, except Machinery	
Division E	Transportation, Communications, Electric, Gas, and Sanitary Services	
40	Railroads	
42	Motor Freight and Warehousing	trucking, self-storage
Division F	Wholesale Trade	