

IB – Industrial Buffer District

1. Purpose

This District is intended to act as a buffer between Heavy Industrial and non-industrial urban development within the city. The goal is to limit the impacts of noise, light, size, and minimize any risks associated with Heavy Industry on surrounding properties.

2. IB – Permitted and Discretionary Development

- i. Fundamental Use Provisions:
 - a. The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within the table below shall ensure:
 - i. None.

Building Typologies	Permitted or Discretionary Development
Agriculture	P
Parks & Natural Area	D
Renewable Energy Installation	D
Sign	P
Utility Service (Major)	D
Utility Service (Minor)	D

3. IB – Site Subdivision and Development Regulations

- i. All subdivision regulations are at the discretion of the Subdivision Authority, and all development regulations are at the discretion of the Development Authority, who shall have regard to the impact of the proposal on the intended purpose of the Land Use District and the impact that any application may have on industrial lands or non-industrial lands adjacent to the site.

4. IB – Additional Development Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.