

4.9 TECHNOLOGICAL INDUSTRY DISTRICT (TI)

4.9.1 Purpose. The purpose of the TI District is to provide a permanent, year round employment base including research and development, technological industries, uses related to the building, maintenance, and construction professions, and limited light industry.

4.9.2 Permitted Uses. Permitted uses in the TI District are limited to the following:

- a. Investigation and Security Services.
- b. Services to buildings (janitorial/maintenance) and property management companies.
- c. Cable television firms.
- d. Catering services without on-site food sales.
- e. Colleges, vocational/technical, trade schools.
- f. Professional offices.
- g. Light Manufacturing.
- h. Construction trade contractors' offices with no exterior storage.
- i. Photo processing labs.
- j. Printing and publishing firms.
- k. Public service, public use, and public utility facilities.
- l. Radio, television, recording studios and stations.
- m. Research and development facilities.
- n. Wholesale distributors.
- o. PWSF's or WCF's attached to street poles upon issuance of a Wireless Permit in accordance with the provisions of Section VIII A of this Ordinance.
- p. Pet grooming and products, clearly incidental to pet grooming.

4.9.3 Conditional Uses. Conditional uses of the TI District are limited to the following:

- a. PWSF's and WCF's, mounted on any proposed freestanding tower, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance. (Lattice towers are prohibited.)
- b. Above ground flammable liquid tanks utilized by a public use.
- c. Temporary Structures.
- d. Physical fitness facilities.
- e. Freestanding Solar Panels, subject to the maximum building height for the applicable district.

(Ord. 1042, §20, 2009)

4.9.4 Accessory Uses. Accessory uses in the TI District are limited to the following:

- a. Storage buildings.
- b. All PWSF's or WCF's mounted on existing buildings or structures upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance.
- c. Roof-mounted Solar Panels, subject to the maximum building height for the applicable district.

(Ord. 1042, §21, 2009)

- 4.9.5 Bulk Requirements. For other supplementary location and bulk regulations, see Article VII.
- a. Minimum Area of a TI District - two (2) acres.
 - b. Maximum Lot Coverage - not more than seventy five percent (75%) of the lot shall be covered by buildings.
 - c. Maximum height of buildings or structures - thirty five (35) feet.
 - d. Minimum Front Yard Setback - twenty (20) feet.
 - e. Minimum Side and Rear Yard Setback - ten (10) feet, except where the subject property is located adjacent to the following district; RGB, LR, GR, or TN in which case the side and rear yard setback shall be twenty five (25) feet.
 - f. Maximum Floor Area – Buildings or structures containing an Individual Retail/Wholesale Trade or a Grouped Retail/Wholesale Trade shall be limited to an aggregate gross floor area of 25,000 square feet.
- 4.9.6 Additional Regulations.
- a. All uses in the TI District shall conform to the Comprehensive Plan and shall be reviewed for conditions that may be hazardous, including but not limited to traffic hazards, parking overflow, noise, cinders, dust, fumes, odors, smoke, vapor, vibration, glare or industrial waste. Any conditions that could adversely affect the surrounding areas are subject to review upon application for Design Review. The Commission may require mitigation including, but not limited to, enclosure within a structure, landscape buffering, or alternate method of operation.
 1. Fire Hazards - Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire fighting and fire prevention equipment and by such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance that is compatible with the potential danger involved and as specified in the International Fire Code.
 2. Air and Water Pollution - All uses shall be subject to the requirements and regulations established by the Federal, State and local regulations. All users shall be connected to the City of Hailey water and sewer systems and comply with the requirements for using the system.
 - b. All materials, with the exception of trees and plant materials stored on the premises, and all machinery and vehicles other than those for sale or parked temporarily shall be stored within a building or within a wall or fence not less than five (5) nor more than six (6) feet in height. Earth berms and landscaping with sufficient height and density may be substituted for a wall or fence.
 - c. Landscaping shall be provided and maintained in all required yards.
 - d. Landscape screening shall be provided and maintained in the required yards adjacent to the RGB, GR, LR, and TN zoning districts to protect these areas from undue intrusion of noise, light, odors, and other influences. Such landscaping shall, at a minimum, consist of:
 1. A hedge, berm, solid wall, or solid fence not less than five (5) nor more than six (6) feet in height along any side or rear yards.
 2. One (1) row of evergreen trees or a mixture of each placed no further apart than fifteen (15) feet.
 3. Lawn, low growing evergreen shrub, evergreen or ground cover on the balance of the required landscaped yards.