

Article 12 – Industrial Zones

25.12.01 - Purpose

- a. *Light Industrial* – The purpose of this zone is to provide space for limited light manufacturing, warehousing, and wholesaling facilities necessary to serve residents of the City and surrounding areas, to provide general retailing facilities for certain commodities appropriate in an industrial zone, and to provide certain limited housing opportunities.
- b. *Heavy Industrial* – The purpose of this zone is to provide sites for a wide range of industrial and related uses which may need various types of access, and which, because of the nature of their operation, may or may not be compatible in close proximity to other land uses.

25.12.02 – Zones Established

The individual zones include the following:

Type of Zone	Distinguishing Feature	Name of Zone
Industrial	Lower impact industrial zone allowing live-work units	Industrial, Light ("I-L")
	Higher impact industrial zone	Industrial, Heavy ("I-H")

25.12.03 – Land Use Tables

The uses permitted in the Industrial zones are shown in the table below. Uses are subject to applicable conditions of site plan approval. All special exceptions are subject to the requirements of Article 15.

	Uses	Zones		Conditional requirements or related regulations
		Light Industrial I-L	Heavy Industrial I-H	
a. Residential uses	Live/work unit	P	N	Includes dwelling unit for caretaker in connection with a self-storage warehouse. See Sec. 25.15.02.l
	Personal living quarters	S	N	
b. Institutional uses	Adult day care	P	N	
	Charitable or philanthropic institution	P	N	
	Child care center	P	N	
	Educational institution, private	P	N	
	Places of worship	P	N	
c. Medical services	Ambulance service	C	N	Conditional use must not adjoin residential uses Sec 25.15.02.i
	Hospital	S	N	
	Veterinary office and animal hospital	P	N	
d. Temporary uses	Christmas tree sales	C	C	Conditional use subject to the requirements of Sec. 25.09.04
	Garden produce	C	N	
	Mobile uses	C	N	
	Portable Storage Units	C	C	
	Temporary building or yard for construction materials or equipment	C	C	Conditional use subject to the requirements of Sec. 25.09.04
	Temporary carnival, flea market, or festival	C	C	
	Temporary office or model home	C	C	
e. Commercial, office, and industrial uses	Retail Sales and Services:			
	Alcoholic beverages for consumption on the premises of any restaurant	P	N	
	Auctioneer and commercial gallery	P	N	
	Boats and marine supplies	P	N	
	Garden supplies	P	N	
	Home improvement service	P	P	
	Home maintenance services	P	P	
	Pawnbroker	S	N	See Section 25.15.02.m
	Public transportation station	C	C	Conditional use must comply with any Plan recommendation
	Repair of household appliances, inc'l home electronic equipment	P	N	
	Taxicab service	P	N	
Wearing apparel and related accessories	P	N		

	Uses	Zones		Conditional requirements or related regulations
		Light Industrial I-L	Heavy Industrial I-H	
e. Commercial, office, and industrial uses (con't.)	Wearing apparel services	P	N	
	Food Services:			
	Caterer, no seating	P	N	
	Carry-out	P	N	
	Restaurant	S	N	See Sec. 25.15.02.o
	Office Uses:			
	Duplicating service	P	N	
	Office	C	N	Conditional use limited to 25% of the gross floor area of a building
	Medical or dental laboratory	P	N	
	Motor vehicle services:			
	Automobile filling station (Class I and II)	S	S	See Sec. 25.15.02.c
	Automobile fluid maintenance station	P	N	
	Automotive repair garage	P	N	
	Mechanical car wash	P	N	
	Motor vehicle and trailer sales, including new and reconditioned parts and accessories and service incidental thereto	P	N	
	Motor vehicle towing service, without storage on the premises	P	N	
	Tires, batteries, and accessory sales, including service incidental thereto	P	N	
	Adult oriented establishment	S	N	See Sec. 25.15.02.b
	Health and fitness establishment	P	N	
	Kennel	P	P	

	Uses	Zones		Conditional requirements or related regulations
		Light Industrial I-L	Heavy Industrial I-H	
f. Assembly and entertainment	Outdoor recreational establishment, commercial, except shooting gallery	S	N	
	Private club	P	N	
	Public utility building and structure	P	P	
	Publicly-owned or publicly-operated building and use, excluding sanitary landfill	P	P	
	Recreational establishment, indoor, commercial, except shooting gallery	C	N	Conditional use cannot occupy more than 50% of any building.
	Shooting gallery	S	S	
	Sport facility, multi-purpose, indoor, commercial	P	N	
	Wireless communication facility entirely within an existing building or on the roof or side of a building, or attached to an existing structure	C	C	Conditional use subject to the requirements of Sec. 25.09.08
	Wireless communication freestanding ground mounted antenna support structure	S	S	Subject to the requirements of Sec. 25.09.08 and 25.15.02.s
	Renewable energy equipment, free standing	C	C	Special exception required for height in excess of 50 ft.
g. Industrial and service uses	Alcoholic beverage production	C	P	Conditional use must not adjoin or confront a residential use in a residential zone.
	Alcoholic beverage production, limited	C	P	Conditional use must not adjoin or confront a residential use in a residential zone.
	Heavy industrial use	N	P	
	Light industrial use	P	P	
	Lumberyard	C	P	Conditional use shall not adjoin a Single Unit Development Residential Zone
	Service industrial use	P	P	
Warehouse, self-storage	C	C	Not permitted on a lot within 250 feet of any lot on which a public school is located	

Key: P = Permitted Use; S = Special Exception; C = Conditional Use; N = Not Permitted

25.12.04 - Development Standards

a. *Table of Development Standards-*

2-5-18

Zone	Max zone area (acres)	Min. Zone Area (square feet)	Lot Coverage		Setback Requirements						Maximum Height	Conditional requirements or related regulations
					Front Yard	Side Yard			Rear Yard			
			Max. Lot coverage (%)	Min. open area (%)		Min. Front (feet)	Minimum 1 Side		Residential land abutting (feet)	Nonresidential land abut (feet)		
					Side Street abutting (feet)	Nonresidential land abutting (feet)	Residential land abutting (feet)	Residential land abutting (feet)	Nonresidential land abut (feet)			
I-L	N/A	N/A	50	10	25'	10'	None or 10' if provided	Building height, but not less than 30'	Building height, but not less than 30'	0 or at least 10' if provided	40'	
I-H	N/A	N/A	N/A	10	25'	10' from ROW, or 60' from center-line	None or 10' if provided	Building height, but not less than 30'	Building height, but not less than 30'	0 or at least 10' if provided	70'	

- b. *Setbacks*
 - 1. *Side Yard Setbacks* – Two (2) side yard setbacks are required unless otherwise specified in the development standards table in Section 25.12.04.a above.2. *Side and Rear Setbacks with Residential Land Abutting* - The minimum setback from abutting residential land shall not apply when the land is shown for nonresidential use in the Plan.
- c. *Parking Structures* – Parking structures constructed at or below grade are excluded from the lot coverage and building setback requirements.
- d. *Additional Industrial Zone Standards* – Additional standards to mitigate the impact of development on adjoining residential development, excluding mixed-use developments which include residential uses are as follows:
 - 1. *Façade and Structured Parking Abutting Residential Land* - For new nonresidential development or redevelopment, when abutting residential land that is shown as residential in the Plan, the following standards apply:
 - (a) A building façade of 100 feet or more should include projections, recessions, or other treatments sufficient to reduce the unbroken massing of the façade along all sides of the building facing public streets.
 - (b) If a building façade exceeds 200 feet long facing a residential zone, the building must be set back one foot (1') for each additional foot of length exceeding 200 feet.
 - (c) Structured parking above grade is prohibited where the parking structure would be immediately adjacent to a Single Dwelling Unit Residential Zone property.
 - 2. *Layback Slope* - In addition to the height limits set forth in this Article, a building cannot penetrate a layback slope line of 30 degrees, beginning from the closest ground point of the lot line of any property within any residential zone where single unit detached, semi-detached, attached, or townhouse development exists or is recommended in the Plan, regardless of intervening roads or other transportation facilities as shown in figure 12.1.

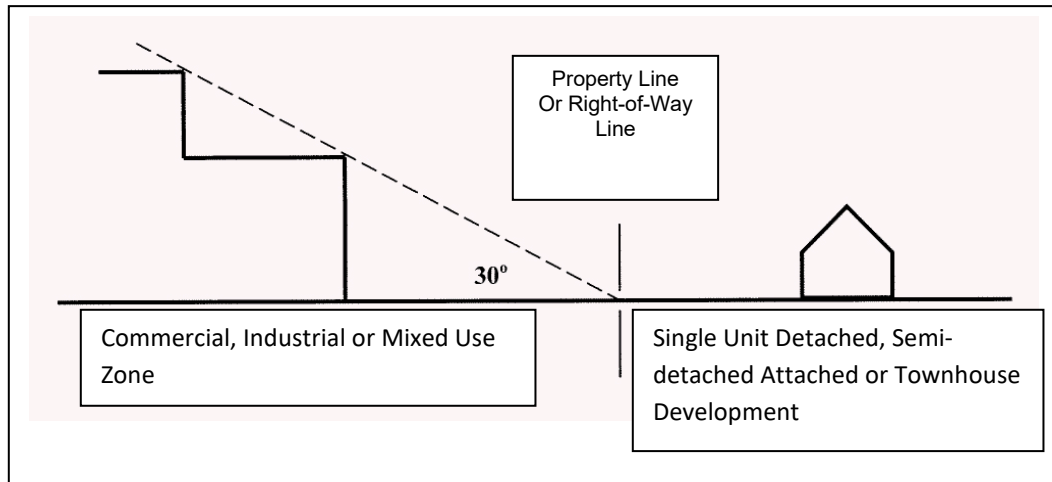


Figure 12.1 - Layback Slope Example

25.12.05 – Accessory Uses

All accessory uses within Industrial Zones must comply with the provisions of Article 9 of this Chapter.

25.12.06– Nonconformities

All nonconforming uses and structures within Industrial Zones must comply with the provisions of Article 8 of this Chapter.

25.12.07– Parking and Loading Requirements

All parking and loading within industrial zones must comply with the provisions of Article 16 of this Chapter.

25.12.08 – Landscaping and Buffer Requirements

All landscaping and buffering within Industrial Zones must comply with the provisions of Article 17 of this Chapter and, where applicable, the Forest and Tree Preservation Ordinance.

25.12.09 – Signs

All signs within Industrial Zones must comply with the provisions of Article 18 of this Chapter.