

Article 4, Division III - - Industrial Districts

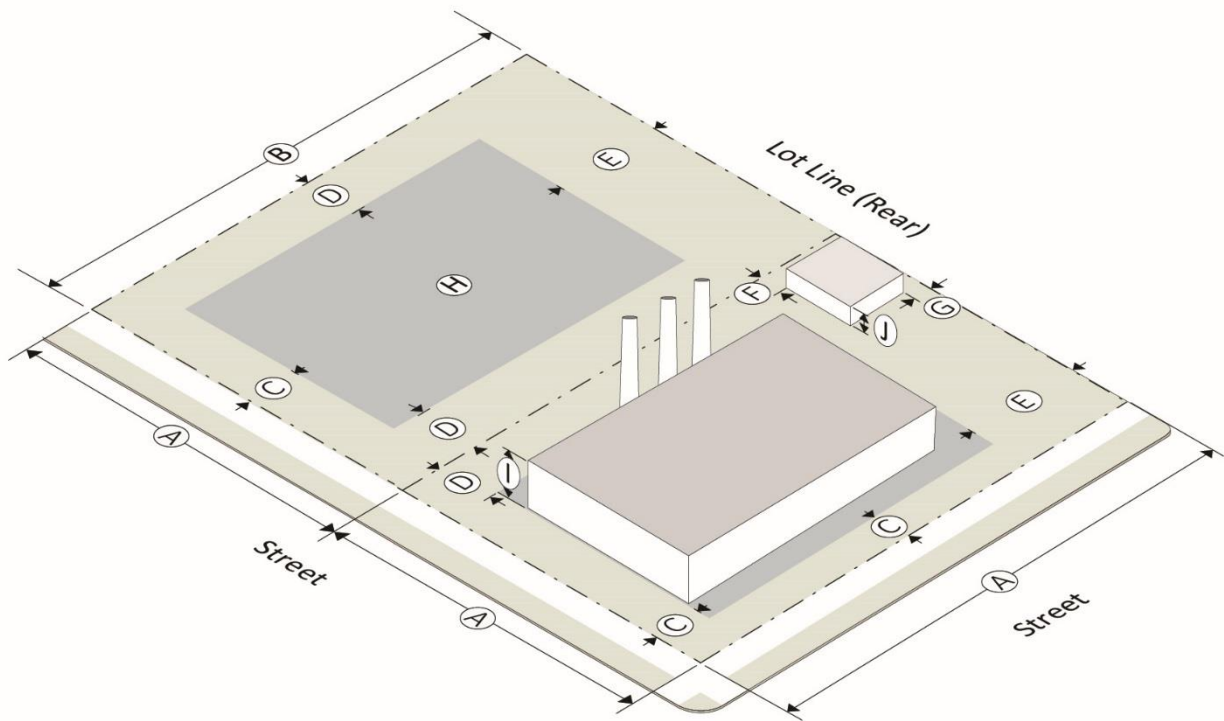
Sec. 4.17 General Provisions

The intent of the Industrial Districts is to protect established industrial areas as well as promote well designed and properly located future developments that create minimal impact on adjacent, incompatible uses.

Sec. 4.18 Interpretation

The following graphics depict the interpretation of lot development standards. The official definitions for these terms can be found in the Article 15, Definitions.

Ⓐ Lot Width	Ⓕ Accessory Side Yard Setback
Ⓑ Lot Depth (Interior or Through Lot Only)	Ⓖ Accessory Rear Yard Setback
Ⓒ Principal Building Front Yard Setback	Ⓗ Buildable Area
Ⓓ Principal Building Side Yard Setback	Ⓘ Principal Building Maximum Height
Ⓔ Principal Building Rear Yard Setback	⓵ Accessory Building Maximum Height



Sec. 4.19 LI Light Industrial District and LI-R Light Industrial-Restricted

A. Purpose

The IL light industrial district is established to protect and promote a suitable environment for light industrial purposes, including accessibility to major transportation facilities, availability of adequate utilities and other public services, and availability of large quantities of suitable land. Uses compatible with light industrial development are to be encouraged insofar as they are in accordance with the comprehensive plan for the city.

B. Lot Development Standards

Table 4.19-1

Lot Dimensions	
Minimum Lot Area	1-acre site
Minimum Lot Width	None
Minimum Lot Frontage	50'
Maximum Density	n/a
Minimum Setbacks	
<i>Principal Building</i>	
Front	50'
Side	10' if adjacent to non-residential district 100' if adjacent to residential district
Rear	10' if adjacent to non-residential district 100' if adjacent to residential district
<i>Accessory Building</i>	
From Principal Structure	
Front	Not Permitted
Side	5' if less than 144 sf
Rear	15' if greater than 144 sf
Maximum Height	
Principal	50'
Accessory	20'
Impervious Surface Coverage	
	100%
Maximum Floor Area	
	1,000,000 sf

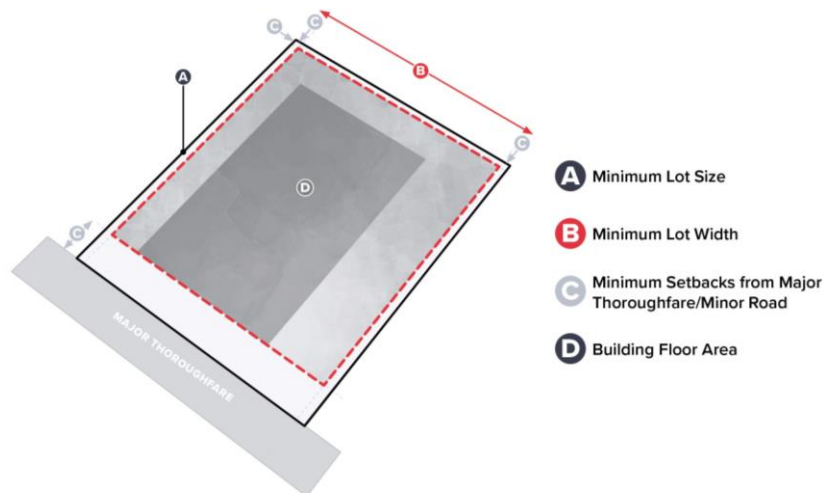


Figure 4.19-1



Figure 4.19-2



Figure 4.19-3

C. Supplemental Regulations

1. Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.

Sec. 4.20 HI Heavy Industrial District

A. Purpose

The IH heavy industrial district is established to protect and promote a suitable environment for heavy industrial purposes, including accessibility to major transportation facilities, availability of adequate utilities and other public services and availability of large quantities of open land. Uses compatible with light and heavy industrial development are to be encouraged insofar as they are in accordance with the comprehensive plan for the city and are compatible with surrounding properties or the impact on surrounding properties can be sufficiently mitigated.

B. Lot Development Standards

Table 4.20-1

Lot Dimensions	
Minimum Lot Area	Initial site 5 acres Internal development lots a minimum of 1-acre
Minimum Lot Width	None
Minimum Lot Frontage	50'
Maximum Density	n/a
Minimum Setbacks	
Principal Building	
Front	50'
Side	15' if adjacent to non-residential district 100' if adjacent to residential district
Rear	15' if adjacent to non-residential district 100' if adjacent to residential district
Accessory Building	
From Principal Structure	
Front	Not Permitted
Side	5' if less than 144 sf
Rear	15' if greater than 144 sf
Maximum Height	
Principal	50'
Accessory	20'
Impervious Surface Coverage	100%
Maximum Floor Area	1,500,000 sf

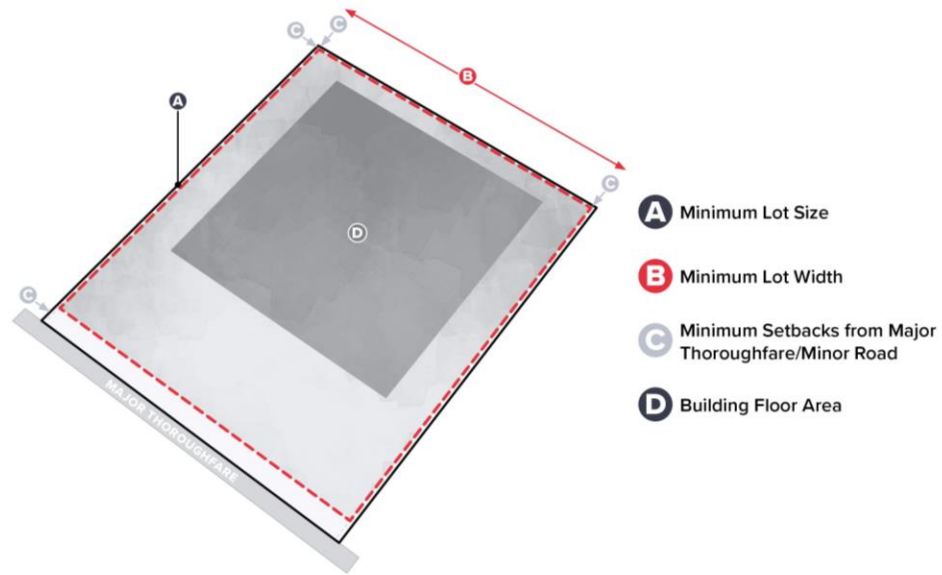


Figure 4.20-1

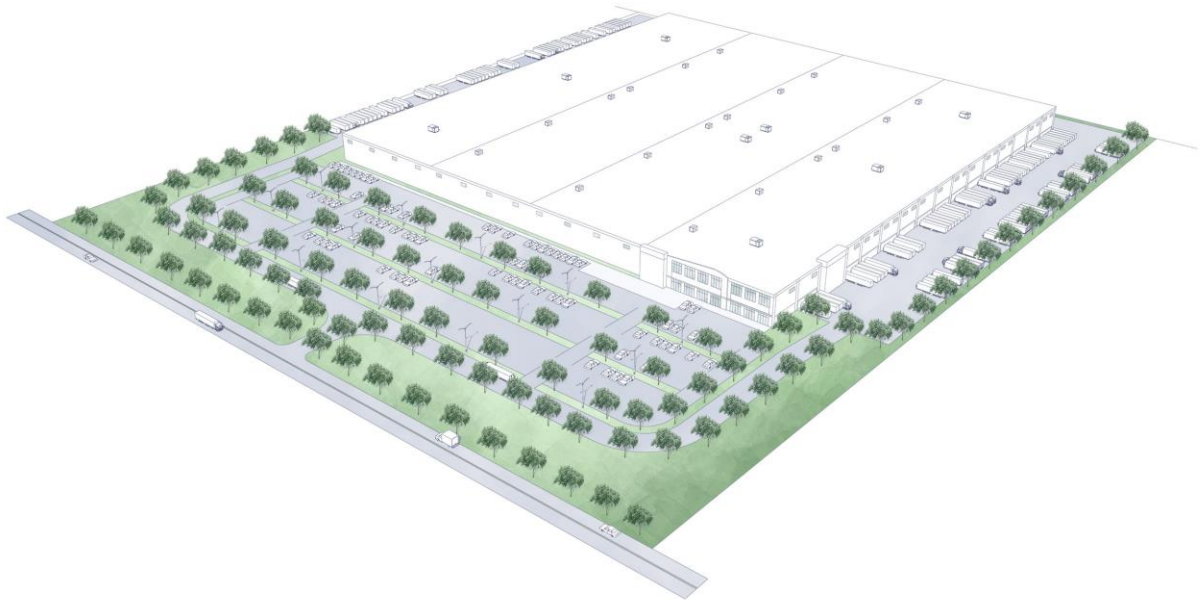


Figure 4.20-2

C. Supplemental Regulations

1. Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.