

PROPOSED CHAPTER 1279 LIMITED INDUSTRIAL DISTRICTS

1279.01 PURPOSE

Limited Industrial Districts and their regulations are established to achieve, among others, the following purposes:

- (a) To provide areas for industrially oriented office and research activities;
- (b) To provide for uses that produce and distribute goods;
- (c) To promote economic development in the City;
- (d) To protect nearby residential developments by restricting the types of permitted uses; and
- (e) To promote the most desirable and beneficial industrial uses based upon the Comprehensive

Plan.

1279.02 USE REGULATIONS

Buildings and land shall be used, and buildings shall be designed, erected, altered, moved or maintained in limited industrial districts only for the uses set forth in the schedules and use regulations of this Zoning Code.

(a) The main buildings and uses set forth in Section 1279.03 shall be permitted by right as the principal building or use of a lot.

(b) Conditional uses are certain types of main uses, so classified because of their uncommon characteristics, infrequency of occurrence, large land area requirements or other features, and shall not be permitted in certain locations by right. Such uses require consideration and approval by the Planning Commission according to procedures and standards set forth in Chapter 1285. Only those uses so enumerated in Section 1279.04 may be approved in the district.

(c) The accessory buildings and uses set forth in Section 1279.05 shall be permitted as a subordinate building or use, which is clearly incident to and located on the same lot as the main building or use.

1279.03 PERMITTED USES

The following uses shall be permitted in Limited Industrial Districts:

- (a) Research laboratories limited to small scale experimental and pilot plant operations;
- (b) Metal production including metal cutting, casting, stamping; electric, gas and ultrasonic welding; grinding, machining and finishing;
- (c) Nonmetal production including:
 - (1) Clothing and other textile products;
 - (2) Pharmaceutical products, compounding of cosmetics, drugs and toiletries;
 - (3) Plastics; extrusion, molding and fabricating of panels, sheets, tubes and rods;
 - (4) Printing, publishing and engraving; and
 - (5) Woods; fabrication of furniture, cabinets and other products.
- (d) Services, wholesale sales and storage:
 - (1) Cleaning, dyeing and dry cleaning establishments; carpet cleaning;
 - (2) Repair of household tools and appliances;
 - (3) Food and drink preparation;
 - (4) Shops and offices of contractors;

- (5) Warehouses, indoor storage, public storage buildings, delivery establishments and automotive garage; and
- (6) Automotive service station.

1279.04 CONDITIONAL USES

The following uses may be permitted provided that each meets the requirements and standards set forth in Chapter 1285 Conditional Uses:

- (a) Outdoor storage and wholesale sales of lumber and other building materials;
- (b) Outdoor storage of recreational vehicles;
- (c) Storage of contractors' equipment;
- (d) Animal boarding establishment;
- (e) Public utility; and
- (f) Other uses deemed similar by the Planning and Zoning Commission pursuant to Chapter 1285

Conditional Uses.

1279.05 ACCESSORY USES

The following accessory uses shall be permitted in Limited Industrial Districts:

- (a) Signs as permitted and as regulated in Chapter 1286;
- (b) Off-street parking and loading as permitted and as regulated in Chapter 1288;
- (c) Maintenance and storage facilities within enclosed buildings;
- (d) Employee lunch rooms;
- (e) Day care for children or dependents of employees working on the premises; and
- (f) Outdoor storage (screened from public view by plantings and/or fencing). No storage in front yard setback.

1279.06 MINIMUM LOT AREA AND WIDTH REGULATIONS

- (a) Minimum Lot Area.

The minimum lot area shall be not less than one acre.

- (b) Minimum Lot Width

The minimum lot width, measured at the required setback line, shall be not less than one hundred (100) feet.

1279.07 YARD REGULATIONS

Front, side and rear yards shall be provided on each lot occupied by a permitted use, conditional use or accessory use according to the following schedule:

Minimum Yard Dimensions (feet)

Building or Use	Front Yard		Side Yard		Rear Yard		
	From Center Line	From Lot Line	Adjoins Res. District	Adjoins Non-res. District	Abuts Street (corner)(b)	Adjoins Res. District	Adjoins Non-res. District
Permitted or Conditionally Permitted Building	80	50	50	15	30	50	40
Parking area	80	50	30	15	30	30	20
RV and Boat Outdoor Storage	N/A(a)	N/A(a)	30	15	30	30	20
Loading area	N/A(a)	N/A(a)	30	15	30	30	20

(a) Not permitted in front yard.

(b) From right-of-way.

1279.08 MAXIMUM LOT COVERAGE

The maximum area of the lot covered by main and accessory buildings shall not exceed thirty-five (35) percent.

1279.09 LANDSCAPE REGULATIONS

Each lot occupied by a permitted or conditionally permitted use shall have not less than twenty-five (25) percent of the lot landscaped.

1279.10 HEIGHT REGULATIONS

(a) Permitted buildings shall not exceed three stories and shall not exceed thirty-five (35) feet in height.

(b) Chimneys, domes, elevator penthouses, skylights, ventilators or other necessary appurtenances may be erected to a height above the height limitation, but in no case shall such features exceed twenty (20) feet above the maximum permitted height.

1279.11 SITE DESIGN STANDARDS

Each site shall be developed according to the design standards provided in Chapter 1284 Site Design Standards.

1279.12 DEVELOPMENT PLAN REQUIRED

Each zoning application for a new building or use, additions thereto, or a change in use shall include a development plan as provided in Chapter 1262 Administration, Enforcement and Penalty.