

SECTION 16

“I-LT” LIGHT INDUSTRIAL DISTRICT

16-010 PURPOSE

This area is designed to accommodate a wide range of low level industrial activities as well as to protect and buffer nearby commercial and residential districts from more intense industrial uses. Uses in this district will be held to a higher aesthetic standard than other industrial zones.

16-011 DEVELOPMENT STANDARDS

- a. No land use shall be allowed that produces vibration, concussion, impact, shock, dust, fly-ash, odor, noxious gases, temperature differential or glare at any point on the lot line in excess of limits normally encountered in surrounding, non-industrial districts.
- b. No land use shall be allowed that produces a noise level at the lot line that is greater than that produced by the average traffic in the area.
- c. Exterior mechanical equipment and refuse handling shall be at the rear of the site and well screened from both the right-of-way and any adjacent residential areas (Amended by Ordinance # 1184 5/9/05).
- d. All outside storage of equipment or materials must be well screened from view from either residential areas or rights-of-way.
- e. Only one main structure allowed per site. Exception--individual storage units when no administrative functions are on the site.
- f. No use of a site shall commence prior to the construction of a main structure.
- g. Accessory structures shall be compatible with the main structure both in design and materials.
- h. A minimum 20' landscaped strip shall be maintained along all rights-of-way.
- i. The use of trailers or other non-permanent structures for storage or other purposes is prohibited in this district.
- j. A buffer area shall be provided along side and rear property lines common to or across an alley from residentially zoned property. Please refer to Section 24, Landscaping and Screening, for details.

16-012 ALLOWED USES

- a. Uses shall focus upon administrative facilities, research institutions, light manufacturing activities, warehousing and wholesaling of goods; tradesman's workshops.

- b. Businesses requiring large equipment display yards.
- c. Accessory uses as necessary to the efficient operation of the main use on the site.
- d. Please refer to Appendix A for a list of suggested, permitted uses.

16-013 AREA REGULATIONS

- a. Minimum lot area is one (1) acre
- b. Minimum lot width shall be one hundred (100) feet
- c. Minimum lot depth shall be one hundred and fifty (150) feet

16-014 HEIGHT REGULATIONS

No building shall exceed three (3) stories or fifty (50) feet in height except as provided in Section 23 Supplemental District Regulations.

16-015 REQUIRED SETBACKS

- a. Right-of-way setback: Minimum thirty-five (35) feet for buildings up to 26' in height, then 1 additional foot of setback is required for each additional foot of building height.
- b. Side setback: Twenty (20) feet
- c. Rear setback: Twenty-five (25) feet

16-016 PARKING

All structures shall have parking on a hard-surface or paved lot. A minimum of 1 space for every 1,000 square feet of building is required. Additional or fewer spaces may be recommended by The City Planning Commission. Parking is allowed within the setback area up to within ten (10) feet of the property line. These requirements must be met as a condition of obtaining an occupancy permit.

16-017 SIGNS

Please refer to Section 25, Signs, of this Ordinance