

# Chapter 19

## IL - LIGHT INDUSTRIAL DISTRICT/ZONE

### SECTION:

**10-19-1: DESCRIPTION AND PURPOSE**

**10-19-2: PERMITTED AND NONPERMITTED BUILDINGS AND USES**

**10-19-3: BUILDINGS AND USES PERMITTED CONDITIONALLY**

**10-19-4: PERFORMANCE STANDARDS**

**10-19-5: BUILDING HEIGHT REGULATIONS**

**10-19-6: PROPERTY AREA, WIDTH AND YARD REQUIREMENTS**

**10-19-7: MAXIMUM ALLOWABLE PROPERTY COVERAGE**

**10-19-8: SITE SCREENING, PARKING, PARKING LOT LANDSCAPING, SIGNAGE AND PROPERTY LANDSCAPING**

### **10-19-1: DESCRIPTION AND PURPOSE**

The IL light industrial district is intended to create, preserve and enhance areas containing a wide range of manufacturing and related establishments, and is typically appropriate to areas providing a wide variety of sites with good rail or highway access.

### **10-19-2: PERMITTED AND NONPERMITTED BUILDINGS AND USES**

**10-19-2.A: Bars, Taverns, and Cocktail Lounges:** Bars, taverns, and cocktail lounges are not and shall not be allowed within the IL zone in or on any property having frontage on or within three hundred feet (300') of Garrity Boulevard. Existing bars, taverns, cocktail lounges fronting that boulevard are considered legally nonconforming in accordance with the provisions of chapter 3 of this title but may not be expanded as also stated in that chapter.

### **10-19-3: BUILDINGS AND USES PERMITTED CONDITIONALLY**

**10-19-3.A: Hazardous, Obnoxious, Offensive or Unsightly Uses:** Any permitted structure or use that would be hazardous, obnoxious, offensive or unsightly by reason of emission of odor, sound, vibration, radioactivity, electrical interference, glare, liquid or solid wastes, smoke or other air pollutants, said building or use shall be treated as a conditional use, subject to the issuance of a conditional use permit, in accordance with the procedures set forth in chapter 25 of this title.

**10-19-3.B: Special Hazardous Uses Requiring Conditional Use Permits:** Regardless of whether a conditional use permit would otherwise be required for a particular use, due to potential hazards involved, any use involving the manufacture, processing and/or aboveground

storage of one or more of the following items shall require a conditional use permit, issued in accordance with the procedures of chapter 25 of this title:

- Two thousand (2,000) or more water gallons of flammable liquids, Class I and Class II;
- Fifty (50) gallons or more of unstable liquids;
- Fifty (50) pounds or more of fireworks;
- Fifty (50) pounds or more of blasting agents;
- Fifty (50) pounds or more of explosives;
- Magazines: class II and class I magazines are not permitted;
- Five hundred (500) pounds or more or two hundred (200) gallons or more of hazardous chemicals, including corrosive liquids, flammable solids, high toxic materials, oxidizing materials, poisonous gases and any amount of radioactive materials;
- Unstable (reactive) chemicals, including organic peroxides and nitromethane;
- Fifty (50) pounds or more of ammonium nitrate;
- Two thousand (2,000) or more water gallons of liquefied petroleum gases.

#### **10-19-4: PERFORMANCE STANDARDS**

All uses shall conform to the general provisions concerning performance standards as required by chapter 1 of this title.

#### **10-19-5: BUILDING HEIGHT REGULATIONS**

None specified.

#### **10-19-6: PROPERTY AREA, WIDTH AND YARD REQUIREMENTS**

The following minimum requirements shall be observed:

**10-19-6.A. Property Area:** No minimum is/shall be required.

**10-19-6.B. Property Width:** No minimum is/shall be required.

**10-19-6.C. Front Yard Setback(s):** Ten feet (10'); and required setbacks when building height exceeds thirty five feet (35') then one foot (1') for each one foot (1') of building height.

**10-19-6.D. Minimum Side and Rear Property Setbacks:** Properties within the IL district are not/shall not be required to provide rear and side property setbacks if they abut property lines of commercially or industrially zoned property. When side or rear property lines of property zoned IL abut property residentially zoned, side and rear property setbacks of not less than thirty feet (30') wide/deep shall be required opposite the abutting residential district on the industrial property.

**10-19-6.E. Street Frontage:** None is required.

**10-19-6.F. Access:** All lots/parcels developed/"built out," or proposed to be developed/"built out," with structures thereon shall have, or be demonstrated to have, legal access to a public street, before the City may issue or approve construction of any structures on that lot/parcel (as iterated in the definition of "property" in § 10-1-2, "Definitions," and subsection 10-1-7.B.1 of this title). Lots/parcels developed in this zone do not have to have direct lot/parcel frontage on a public street however, only legal access to the same.

## **10-19-7: MAXIMUM ALLOWABLE PROPERTY COVERAGE**

None specified.

## **10-19-8: SITE SCREENING, PARKING, PARKING LOT LANDSCAPING, SIGNAGE AND PROPERTY LANDSCAPING**

All uses shall conform to the fencing, parking, parking lot landscaping, signage, and property landscaping requirements in chapters 1, 22, 23, and 33 of this title.

**10-19-8.A: Landscaping Established:** All landscaping shall be established in accordance with the requirements of chapter 33 of this title, additionally:

**10-19-8.A.1: Landscaping Adjacent to Residential Districts:** All sites having a common boundary/property line with a residentially zoned property shall have either or both a six (6) to eight foot (8') high sight/site obscuring fence or a view obscuring coniferous/evergreen greenbelt of shrubs, trees, and native vegetation not less than six feet (6') in height nor less than ten feet (10') in width.

**10-19-8.B: Setback from Residential Districts:** In an IL district directly across a street or thoroughfare from a residential district or agricultural district in an area designated for future residential use on the comprehensive plan land use map, the parking and loading facilities shall be set at least twenty feet (20') back from the street line, and structures shall be set back at least fifty feet (50') from the street line.

**10-19-8.C: Exterior Storage:** Exterior storage of raw or primary materials, waste products and construction materials shall be prohibited in that area of the property between the front of the principal building or buildings and the public street on which the principal building or buildings front. Any such exterior storage elsewhere on the property shall be screened by fencing or landscaping treatment in such a manner that it shall not be visible from any public street.