

SECTION 18 - LIGHT INDUSTRIAL DISTRICT, OR I-L DISTRICT

1. Purpose. This district is intended to provide for those heavier commercial and light industrial uses located in existing built-up areas of the City.
2. Permitted Uses. The following uses are permitted.
 - A. Any commercial enterprise conducted in accordance with the provisions of Section 18(1-8), provided that commercial retail or commercial service uses shall be secondary to a light industrial use or a commercial enterprise which is not commercial retail or commercial service in nature and which is located no more than 400 feet from the external boundary of the lot which will contain the proposed commercial use.
 - B. Any light industrial use conducted in accordance with the provisions of Section 18 (1-8).
 - C. Accessory uses and buildings customarily appurtenant to a permitted or conditional use, such as incidental storage, are permitted. In addition, dwelling units for caretakers and night watchmen are permitted as accessory uses when incident to a light industrial use.
 - D. Transportation Facilities and Improvements
 1. Normal operation, maintenance;
 2. Installation of improvements within the existing right-of-way;
 3. Projects identified in the adopted transportation System Plan not requiring future land use review and approval;
 4. Landscaping as part of a transportation facility;
 5. Emergency measures;
 6. Street or road construction as part of an approved subdivision or partition;
3. Conditional Uses. The following conditional uses may be permitted subject to a Conditional Use Permit.
 - A. Any public facility.
 - B. Buildings over 45 feet in height.
 - C. Transportation Facilities and Improvements
 1. Transportation projects that are not designated improvements in the Transportation System Plan;
 2. Transportation projects that are not designated and constructed as part of an approved subdivision or partition.
4. Height Regulations. No building or structure shall be hereafter erected, enlarged or structurally altered to exceed a height of 45 feet. For exceptions, see Section 18 (3B) and Section 30 (3).
5. Lot Requirements. The following lot requirements shall be observed:
 - A. Lot Area: No requirements.

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- B. Lot Width: No requirements.
 - C. Lot Depth: Each lot shall have a minimum depth of 100 feet.
 - D. Front Yard: None, except when a side lot line is abutting a lot in an R-7.5, R-5.0 or R-O District, then the front yard shall be the front yard required in the abutting "R" District.
 - E. Side Yard: None, except when a side lot line is abutting a R-7.5, R-5.0 or R-O District, then the side yard shall be a minimum of 20 feet. The portions of buildings or structures along a required side yard which are above the 20 foot height must be inset an additional one-half foot for each foot of height exceeding 20 feet.
 - F. Rear Yard: None, except when a rear lot line is abutting a R-7.5, R-5.0 or R-O District, then the rear yard shall be a minimum of 20 feet. The portions of buildings or structures along a required rear yard which are above the 20 foot height must be inset an additional one-half foot for each foot of height exceeding 20 feet.
 - G. Lot Coverage: No requirements.
6. Signs: Permitted as per Section 24.
7. Off-Street Parking and Loading. Off-Street Parking and loading space shall be provided as required in Section 25.
8. Other Required Conditions.
- A. All business, service, repair, processing, storage or merchandise display on property abutting or across the street from a lot in a R-7.5, R-5.0 or R-O District shall be conducted wholly within an enclosed building unless screened from the "R" District by a sight-obscuring fence or wall.
 - B. Opening to structures on sides abutting to or across the street from a lot in a R-7.5, R-5.0 or R-O District shall be prohibited if such access or openings will cause glare, excessive noise or similar conditions so as to have an adverse effect on property in the R-7.5, R-5.0 or R-O District.
 - C. Motor vehicle, boat, or trailer rental, sales or storage lot shall be drained and surfaced with rock or pavement except in those portions of the lot maintained as landscaped areas.
 - D. In an I-L District directly across the street from a lot in a R-7.5, R-5.0 or R-O District, the parking and loading area and outdoor display or storage areas shall be set back at least ten (10) feet from the right-of-way, and said areas shall be appropriately landscaped along the residential street frontage to protect the character of the adjoining residential property. Such landscaping shall be maintained.

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- E. Access point from a public road to properties in an I-L District shall be so located as to minimize traffic congestion and to avoid directing traffic onto local access streets of a primarily residential character.
- F. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards.
- G. The emission of disturbing vibrations or of unpleasant odorous gases or matter in such quantity or at such amplitude as to be readily detectable at any point beyond the property line of the use creating the vibrations or odors is prohibited.
- H. All uses in the I-L District shall be carried on in such a manner that they do not create smoke, gas, odor, dust, sound, vibration, soot, heat, glare, or lighting to a degree which might be obnoxious or offensive to persons residing in or conducting business in this or any other district.
- I. See Section 28 applying to Special Uses where applicable.
- J. Site Plan Approval required.

(Added by Ordinance #1187, effective 12/03/03)