

Sec. 33-3.42.1. - Purpose.

The I-L Light Industrial District is intended to accommodate a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses, as well as, limited commercial, recreational, and agricultural uses. Light industrial processes are conducted within enclosed buildings, may include some limited outdoor storage, and do not create nuisances, hazards, or other outside impacts.

(Ord. No. 26792, § 21, 5-22-24)

Sec. 33-3.42.2. - Authorized uses.

(a) *Use matrix.* For the table of authorized uses in this district, see Table 33-3.40-1, Authorized Land Uses for Industrial Zoning Districts, of this UDC.

(1) However, any existing stand-alone residential dwelling in existence prior to the effective date, June 1, 2024, of this ordinance, Ord. No. 26792, shall be recognized as a conforming use; and furthermore, shall be allowed to:

a. Be granted permits for repair and maintenance.

1. If an expansion is included in the repair or maintenance, the area regulations of the R-3 Multiple-Family Residential District shall apply.

b. Be restored if it is demolished or destroyed beyond seventy-five (75) percent of its value or more, without having to go through the restoration of a nonconforming status procedure, provided that the new construction meets the minimum dimensional standards provided below:

1. The restoration of residential dwelling shall be subject to the area regulations of the R-3 Multiple-Family Residential District; and

2. The restoration of the dwelling shall be the same dwelling type as prior to the demolition or destruction (i.e., a single-family dwelling may only be restored as a single-family dwelling).

(b) *Accessory uses or structures.* Accessory buildings and uses, including offices, restaurants, cafeterias, retail, and wholesale outlets, when operated in conjunction with and located on the same site as a permitted use in this district.

(c) *Mechanical equipment.* Mechanical equipment is allowed in accordance with section 33-6.9, site design, of this UDC.

(Ord. No. 26792, § 21, 5-22-24)

Sec. 33-3.42.3. - Dimensional standards.

The dimensional standards within the I-L Light Industrial Zoning District are provided in Table 33-3.42.3-1.

Table 33-3.42.3-1. Dimensional Standards - I-L Light Industrial Zoning District.

Lot Standards	
Minimum Lot Area	5,000 sf
Minimum Lot Depth	None
Minimum Lot Width	None
Height	
Maximum Building Height ¹	None, except that when a building is on a lot in the I-L District that adjoins or abuts another lot within a residential district such building shall not exceed the maximum height permitted in the adjoining or abutting residential district unless it is set back from all yard lines required in the following sections one (1) foot for each foot of additional height in excess of the height so permitted.
Setbacks	
Minimum Front Yard Setback	10'
Minimum Corner Side Yard Setback	10'
Minimum Interior Side Yard Setback	10', unless abutting residential district, then 20'
Minimum Rear Yard Setback	10', unless abutting residential district, then 20'

¹ Any structures integral to the operation of a use, such as smokestacks, chimneys, cooling towers, water towers, elevator houses, mechanical stacks, and other similar items that exceed the maximum height allowed in the district are permitted. Any such structures that are freestanding must be set back from all lot lines a distance equal to the height of the structure.

(Ord. No. 26792, § 21, 5-22-24)

Sec. 33-3.42.4. - Development standards.

(a) *Landscaping and screening.*

(1) *Applicability.* Section 33-6.25, landscaping, buffering, and screening, shall apply when:

- a. The I-L district abuts or is located across the street right-of-way from any district other than an I-L, I-H, or I-LF District; and
- b. When site plan review is required, according to section 33-3.42.6, development approval.

(2) *Generally.*

- a. Where there is a conflict between section 33-6.25 and standards of this section, the standards of this section shall govern.
- b. Where this section is silent on a standard, section 33-6.25 shall apply.

(3) *Property buffers.* A property buffer is required when the I-L District abuts any district other than an I-MU, I-L, I-H, or I-LF District. Property buffers are required for new development and for expansions as described in section 33-6.25.2(b).

- a. Table 33-6.25.5-2: Property Buffer Requirements by Use shall apply.
- b. Property buffer fencing. A solid fence or wall, constructed of wood, brick, masonry, chain-link fence with vegetative screening, or stone a minimum of six (6) feet in height to a maximum of ten (10) feet shall be erected along the applicable lot line of the development site for one hundred (100) percent of the property buffer length, with the exception of required ingress/egress points. Where chain-link fence with vegetative screening is used, vegetative screening must be evergreen vines or climbing plants and maintained in healthy condition.

(b) *Parking and clear vision areas.* Off-street parking shall be provided as set forth in article XXXV, off-street parking, loading, and clear vision area requirements, of chapter 40, zoning, of this Code.

(c) *Group Development and Outparcels.* Section 33-5.22, group development, of this Code shall apply.

(Ord. No. 26792, § 21, 5-22-24)

Sec. 33-3.42.5. - Signs.

The sign regulations provided in article XXVIII, General Commercial District C-2, of chapter 40 shall apply to the I-L District. The general sign regulations of article XXXVI, general sign regulations, shall also apply for any standards that are not provided in this section.

(Ord. No. 26792, § 21, 5-22-24)