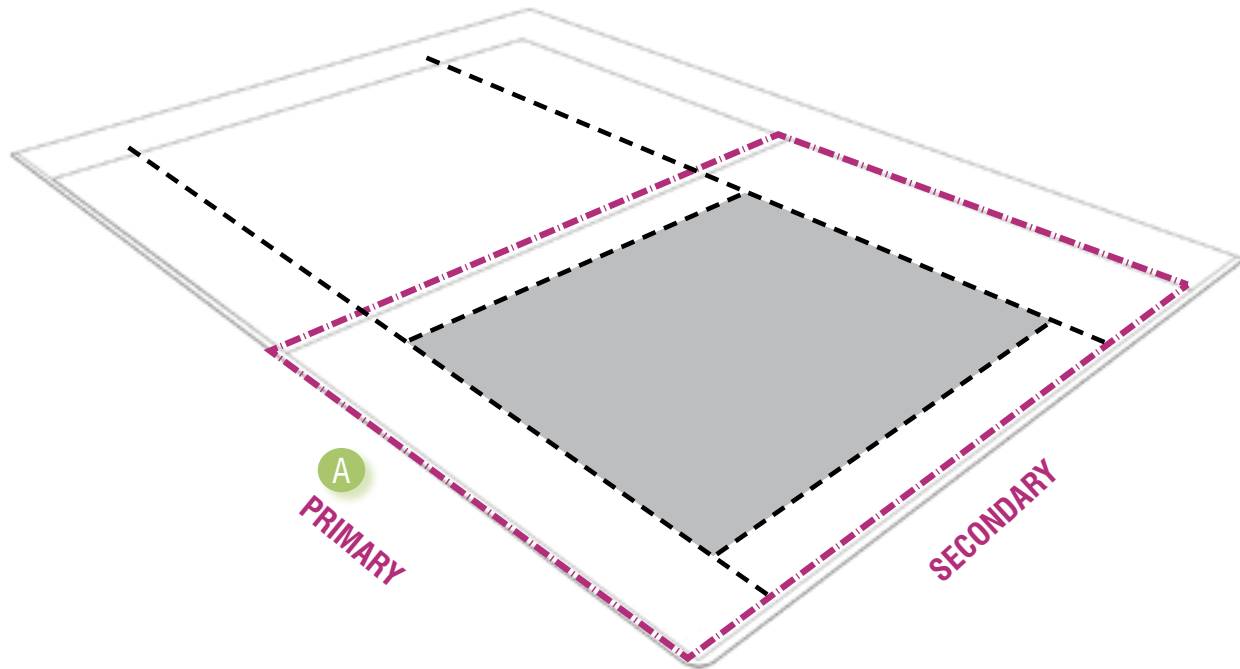


LI

SECTION 4.4.5.3 LIGHT INDUSTRIAL



KEY

--- Property Line (ROW)
 A Metrics on This and Facing Page

--- Setbacks
 Building Footprint

DISTRICT INTENT STATEMENTS

LI is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

DENSITY

Impervious Cover 80% max.

TRANSPORTATION

| | | |
|------------------|----------------|-----------------|
| Block Perimeter | 5,000 ft. max. | Section 3.6.2.1 |
| Streetscape Type | Conventional | Section 3.8.1.7 |

BUILDING TYPES ALLOWED

| | |
|--------------------|------------------|
| General Commercial | Section 4.4.6.13 |
| Civic Building | Section 4.4.6.15 |

BUILDING STANDARDS

| | | |
|----------------------------|----------------|-------------|
| Principle Building Height | 4 stories max. | 62 ft. max. |
| Accessory Structure Height | N/A | 24 ft. max. |

LOT

| BUILDING TYPE | LOT AREA | LOT WIDTH |
|--------------------|--------------------|-------------|
| General Commercial | 7,000 sq. ft. min. | 70 ft. min. |
| Civic Building | 7,000 sq. ft. min. | 70 ft. min. |

A

SETBACKS - PRINCIPAL BUILDING

| | |
|------------------|-------------|
| Primary Street | 20 ft. min. |
| Secondary Street | 20 ft. min. |
| Side | 20 ft. min. |
| Rear | 20 ft. min. |

SETBACKS - ACCESSORY STRUCTURE

| | |
|------------------|-------------|
| Primary Street | 50 ft. min. |
| Secondary Street | 20 ft. min. |
| Side | 5 ft. min. |
| Rear | 5 ft. min. |

PARKING LOCATION

| LAYER (SECTION 4.3.3.1) | SURFACE | GARAGE |
|-------------------------|---------|---------|
| First Layer | Allowed | Allowed |
| Second Layer | Allowed | Allowed |
| Third Layer | Allowed | Allowed |

DURABLE BUILDING MATERIAL AND BLANK WALL AREA

| | |
|--------------------|-------------|
| Primary Material | 70% min. |
| Secondary Material | 30% max. |
| Blank Wall Area | 50 ft. max. |

Future Development vs. Light Industrial

Section 4.2.1.2 Building Types Allowed by District

Building types are allowed by district as set forth below.

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT
















| | | FD CD2 SF-R | SF-6 SF 4.5 | ND3 | ND3.5 | ND4 | N-MS | CD3 | CD4 | CD5 | CD5D | HC LI HI | EC |
|---|-------------------------|-------------------|----------------|-----|-------|-----|------|-----|-----|-----|------|----------------|----|
|  | ACCESSORY DWELLING UNIT | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | -- | -- |
|  | HOUSE | ■ | ■ | ■ | ■ | ■ | -- | ■ | ■ | -- | -- | -- | -- |
|  | COTTAGE | -- | ■ | ■ | ■ | ■ | -- | ■ | ■ | -- | -- | -- | -- |
|  | COTTAGE COURT | -- | -- | -- | ■ | -- | -- | ■ | -- | -- | -- | -- | -- |
|  | DUPLEX | -- | -- | -- | ■ | -- | -- | ■ | ■ | -- | -- | -- | -- |
|  | ZERO LOT LINE HOUSE | -- | -- | ■ | ■ | -- | -- | ■ | -- | -- | -- | -- | -- |
|  | TOWNHOUSE | -- | -- | -- | ■ | ■ | ■ | -- | ■ | ■ | ■ | -- | -- |
|  | SMALL MULTI-FAMILY | -- | -- | -- | ■ | ■ | ■ | -- | -- | -- | -- | -- | -- |
|  | COURTYARD HOUSING | -- | -- | -- | -- | ■ | -- | -- | ■ | -- | -- | -- | -- |

TABLE 4.10 BUILDING TYPES ALLOWED BY DISTRICT

| | | FD CD2 SF-R | SF-6 SF 4.5 | ND3 | ND3.5 | ND4 | N-MS | CD3 | CD4 | CD5 | CD5D | HC LI HI | EC |
|---|---------------------------|-------------------|----------------|-----|-------|-----|------|-----|-----|-----|------|----------------|----|
|  | APARTMENT | -- | -- | -- | -- | -- | -- | -- | ■ | ■ | ■ | -- | -- |
|  | LIVE/WORK | -- | -- | -- | -- | -- | ■ | -- | ■ | ■ | ■ | -- | ■ |
|  | NEIGHBORHOOD SHOPFRONT | -- | -- | -- | -- | ■ | ■ | -- | ■ | -- | -- | -- | -- |
|  | MIXED USE SHOPFRONT | -- | -- | -- | -- | -- | ■ | -- | -- | ■ | ■ | -- | ■ |
|  | GENERAL COMMERCIAL | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ■ | ■ |
|  | CIVIC | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |

LEGEND

■ = Allowed

-- = Not Allowed

Section 5.1.1.2 Land Use Matrix

Future Development vs. Light Industrial

TABLE 5.1 LAND USE MATRIX

| Types of Land Uses | Conventional Residential | | | | Neighborhood Density Districts | | | | Character Districts | | | | | | Special Districts | | | | | Definition Use Standards |
|--|--------------------------|------|------|--------|--------------------------------|--------|------|------|---------------------|------|------|------|------|-------|-------------------|----|----|----|----|--------------------------|
| | FD | SF-R | SF-6 | SF-4.5 | ND-3 | ND-3.5 | ND-4 | N-MS | CD-1 | CD-2 | CD-3 | CD-4 | CD-5 | CD-5D | HC | LI | HI | MH | EC | |
| Agricultural Uses | | | | | | | | | | | | | | | | | | | | |
| Barns or agricultural buildings | P | L | -- | -- | -- | -- | -- | -- | P | P | L | -- | -- | -- | P | -- | -- | -- | -- | Section 5.1.2.1 |
| Stables | P | L | -- | -- | -- | -- | -- | -- | -- | P | L | -- | -- | -- | P | -- | -- | -- | -- | Section 5.1.2.2 |
| Community Garden | P | P | L | L | L | L | L | -- | P | P | L | L | L | L | P | P | P | P | P | Section 5.1.2.3 |
| Urban Farm | P | C | C | C | C | L | L | C | P | P | L | L | C | C | P | P | -- | P | C | Section 5.1.2.4 |
| Plant Nursery | L | -- | -- | -- | -- | -- | -- | P | -- | L | -- | -- | P | P | P | P | P | -- | P | Section 5.1.2.5 |
| Accessory Uses and Structures | | | | | | | | | | | | | | | | | | | | |
| Accessory Building/Structure | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Section 5.1.3.1 |
| Accessory Dwelling Unit | L | L | L | L | L | L | P | P | -- | P | L | P | P | P | -- | -- | -- | -- | -- | Section 5.1.3.1 |
| Accessory Use, except as listed below: | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Section 5.1.3.2 |
| Outdoor Storage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | L | P | -- | L | Section 5.1.3.2 |
| Outdoor Display | -- | -- | -- | -- | -- | -- | -- | L | -- | -- | -- | -- | L | L | P | -- | -- | -- | L | Section 5.1.3.2 |
| Food Truck | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | P | P | P | P | P | -- | P | Section 5.1.3.1 |
| Drive-thru or Drive-in | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | C | C | P | -- | -- | -- | P | Section 5.1.3.2 |
| Home Occupation | L | L | L | L | L | L | L | -- | -- | L | L | L | -- | -- | -- | -- | -- | -- | -- | Section 5.1.3.4 |
| Family Home Care | P | P | P | P | P | P | P | -- | -- | P | P | P | -- | -- | -- | -- | -- | -- | -- | Section 5.1.3.5 |
| Short Term Rental | L | L | L | L | L | L | L | P | -- | L | L | P | P | P | -- | -- | -- | L | P | Section 5.1.3.6 |
| Residential Uses | | | | | | | | | | | | | | | | | | | | |
| Single Family Detached | P | L | L | L | L | L | L | -- | -- | P | P | P | -- | -- | -- | -- | -- | -- | -- | Section 5.1.4.1 |
| Cottage Court | -- | -- | -- | -- | -- | L | L | -- | -- | -- | P | P | -- | -- | -- | -- | -- | -- | -- | Section 5.1.4.1 |
| Two Family | -- | -- | -- | -- | -- | L | L | -- | -- | -- | P | P | -- | -- | -- | -- | -- | -- | -- | Section 5.1.4.1 |
| Single Family Attached | -- | -- | -- | -- | L | L | L | L | -- | -- | P | P | P | P | -- | -- | -- | -- | -- | Section 5.1.4.1 |
| Small Multi-Family (up to 9 units) | -- | -- | -- | -- | -- | L | L | L | -- | -- | -- | P | P | P | -- | -- | -- | -- | -- | Section 5.1.4.1 |
| Courtyard Housing (up to 24 units) | -- | -- | -- | -- | -- | -- | L | L | -- | -- | -- | P | P | P | -- | -- | -- | -- | -- | Section 5.1.4.1 |
| Multi-family (10 or more units) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | -- | -- | -- | -- | Section 5.1.4.1 |
| Purpose Built Student Housing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | -- | -- | -- | -- | -- | Section 5.1.4.1 |
| Manufactured Home | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | Section 5.1.4.1 |
| Mobile Home Community | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | Section 5.1.4.1 |

TABLE 5.1 LAND USE MATRIX

| Types of Land Uses | Conventional Residential | | | | Neighborhood Density Districts | | | | Character Districts | | | | | | Special Districts | | | | | Definition Use Standards |
|--|--|------|------|--------|--------------------------------|--------|------|------|---------------------|------|------|------|------|-------|-------------------|----|----|----|----|--------------------------|
| | FD | SF-R | SF-6 | SF-4.5 | ND-3 | ND-3.5 | ND-4 | N-MS | CD-1 | CD-2 | CD-3 | CD-4 | CD-5 | CD-5D | HC | LI | HI | MH | EC | |
| Community Home | L | L | L | L | L | L | P | P | -- | P | P | P | P | P | -- | -- | -- | L | -- | Section 5.1.4.12 |
| Fraternity or Sorority Building | -- | -- | -- | -- | -- | -- | C | C | -- | -- | -- | C | P | P | -- | -- | -- | -- | -- | Section 5.1.4.12 |
| Commercial Uses | | | | | | | | | | | | | | | | | | | | |
| Professional Office | -- | -- | -- | -- | -- | -- | L | P | -- | -- | -- | L | P | P | P | P | -- | -- | P | Section 5.1.5.1 |
| Medical, except as listed below: | -- | -- | -- | -- | -- | -- | L | P | -- | -- | -- | L | P | P | P | -- | -- | -- | P | Section 5.1.5.2 |
| Urgent care, emergency clinic, or hospital | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | P | P | P | P | -- | -- | P | Section 5.1.5.2 |
| Nursing/ retirement home | -- | -- | -- | -- | -- | -- | P | P | -- | -- | -- | P | P | P | P | -- | -- | -- | P | Section 5.1.5.2 |
| Personal Services, except as listed below: | -- | -- | -- | -- | -- | -- | L | P | -- | -- | -- | L | P | P | P | -- | -- | -- | P | Section 5.1.5.3 |
| Animal care (indoor) | C | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | P | P | P | -- | -- | -- | P | Section 5.1.5.3 |
| Animal care (outdoor) | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | C | Section 5.1.5.3 |
| Funeral Home | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | C | C | P | -- | -- | -- | P | Section 5.1.5.3 |
| Adult Oriented Businesses | See Section 18, Article 6 of the City Code | | | | | | | | | | | | | | | | | | | |
| All Retail Sales, except as listed below: | -- | -- | -- | -- | -- | -- | L | P | -- | -- | -- | L | P | P | P | -- | -- | -- | P | Section 5.1.5.4 |
| Gasoline Sales | -- | -- | -- | -- | -- | -- | -- | L | -- | -- | -- | -- | C | C | P | -- | -- | -- | P | Section 5.1.5.4 |
| Truck stop | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | L | -- | -- | -- | L | Section 5.1.5.4 |
| Tattoo, body piercing | -- | -- | -- | -- | -- | -- | C | C | -- | -- | -- | C | P | P | P | -- | -- | -- | P | Section 5.1.5.4 |
| Building material sales | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | C | C | P | P | P | -- | P | Section 5.1.5.4 |
| Vehicle Sales/ Rental | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | C | C | P | -- | -- | -- | P | Section 5.1.5.4 |
| Pawnshop | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | C | P | P | P | -- | -- | -- | P | Section 5.1.5.4 |
| Restaurant/ Bar, as listed below: | | | | | | | | | | | | | | | | | | | | |
| Eating Establishment | -- | -- | -- | -- | -- | -- | L | P | -- | -- | -- | L | P | P | P | -- | -- | -- | P | Section 5.1.5.5 |
| Bar | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | C | C | C | -- | -- | -- | C | Section 5.1.5.5 |
| Mobile Food Court | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | P | P | -- | -- | -- | -- | -- | Section 5.1.5.5 |
| Sale of Alcohol for on premise consumption | -- | -- | -- | -- | -- | -- | C | C | -- | -- | -- | C | C | C | C | -- | -- | -- | C | Section 5.1.5.5 |
| Overnight Lodging, as listed below: | | | | | | | | | | | | | | | | | | | | Section 5.1.5.6 |
| Bed and Breakfast (up to 8 rooms) | L | C | C | C | C | L | L | P | -- | P | C | P | P | P | -- | -- | -- | -- | P | Section 5.1.5.6 |
| Boutique Hotel (9 - 30 rooms) | -- | -- | -- | -- | -- | -- | C | P | -- | -- | -- | P | P | P | -- | -- | -- | -- | P | Section 5.1.5.6 |

TABLE 5.1 LAND USE MATRIX

| Types of Land Uses | Conventional Residential | | | | Neighborhood Density Districts | | | | Character Districts | | | | | | Special Districts | | | | | Definition Use Standards |
|---|--------------------------|------|------|--------|--------------------------------|--------|------|------|---------------------|------|------|------|------|-------|-------------------|----|----|----|----|--------------------------|
| | FD | SF-R | SF-6 | SF-4.5 | ND-3 | ND-3.5 | ND-4 | N-MS | CD-1 | CD-2 | CD-3 | CD-4 | CD-5 | CD-5D | HC | LI | HI | MH | EC | |
| Hotel/ Motel (more than 30 rooms) | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | P | P | -- | -- | -- | -- | P | Section 5.1.5.6 |
| Outdoor Recreation, except as listed below: | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | P | C | P | -- | -- | -- | P | Section 5.1.5.7 |
| Golf Course | C | C | C | C | C | C | C | C | C | C | C | C | C | C | -- | -- | -- | C | C | Section 5.1.5.7 |
| Traveler Trailers/ RVs Short Term stays | P | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | P | -- | Section 5.1.5.7 |
| Shooting Range | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | C | Section 5.1.5.7 |
| Indoor Recreation, except as listed below: | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | P | P | P | P | P | -- | P | Section 5.1.5.8 |
| Gym/ Health club | -- | -- | -- | -- | -- | -- | L | P | -- | -- | -- | L | P | P | P | P | P | -- | P | Section 5.1.5.8 |
| Smoking Lounge | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | P | C | -- | -- | -- | -- | P | Section 5.1.5.8 |
| Charitable Gaming Facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | -- | -- | -- | C | Section 5.1.5.8 |
| PUBLIC & INSTITUTIONAL | | | | | | | | | | | | | | | | | | | | |
| Civic, except as listed below: | P | L | L | L | L | L | P | P | L | L | L | P | P | P | P | P | P | P | P | Section 5.1.6.1 |
| Day Care Center | C | -- | -- | -- | C | C | L | P | -- | C | C | L | P | P | P | -- | -- | -- | P | Section 5.1.6.1 |
| Parks, Open Space, and Greenways | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Section 5.1.6.2 |
| Minor Utilities | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Section 5.1.6.3 |
| Major Utilities | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | C | -- | -- | Section 5.1.6.3 |
| Antenna | See Section 5.1.6.3D | | | | | | | | | | | | | | | | | | | |
| INDUSTRIAL | | | | | | | | | | | | | | | | | | | | |
| Light Industrial | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | P | P | -- | C | Section 5.1.7.1 |
| Light Manufacturing | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | P | P | P | P | P | -- | P | Section 5.1.7.2 |
| Vehicle Service, as listed below: | | | | | | | | | | | | | | | | | | | | Section 5.1.7.3 |
| Car Wash | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | C | Section 5.1.7.3 |
| Vehicle repair (minor) | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | P | P | P | P | P | -- | C | Section 5.1.7.3 |
| Vehicle repair (major) | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | -- | C | Section 5.1.7.3 |
| Warehouse & Distribution | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | P | P | P | -- | P | Section 5.1.7.4 |
| Waste-Related service | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | P | P | P | -- | -- | Section 5.1.7.5 |
| Wholesale trade | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | P | Section 5.1.7.6 |
| Self Storage | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | P | -- | C | Section 5.1.7.7 |
| Research and Development | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | P | P | P | -- | C | Section 5.1.7.8 |
| Wrecking/Junk Yard | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | Section 5.1.7.9 |

Zoning District Comparison Chart

| Topic | Existing Zoning: Future Development (FD) | Proposed Zoning: Light Industrial (LI) |
|---------------------------------------|---|---|
| Zoning Description | The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings. | Light Industrial is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses. |
| Uses | Residential / Agricultural (<i>See Land Use Matrix</i>) | Primarily Industrial with some commercial and public/institutional (<i>See Land Use Matrix</i>) |
| Parking Location | No location standards | No location standards |
| Parking Standards | Dependent upon use | Depends on use. For example, warehouse and distribution uses require 1 space for each 2,000 square feet of gross floor area excluding office space, which shall be calculated separately depending on office use. |
| Max Residential Units per acre | 0.4 units per acre (max) | Residential uses are not allowed |
| Occupancy Restrictions | N/A | N/A |
| Landscaping | Tree and shrub requirements | Tree and shrub requirements |
| Building Height (max) | 2 stories | 4 stories (62 feet) |
| Setbacks | 50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear | 20' minimum front, side, and rear |
| Impervious Cover (max) | 30% | 80% |
| Lot Sizes | Minimum 2 acres lot area, Minimum 200 ft lot width | Minimum 7,000 sq ft lot area, Minimum 70 ft lot width |
| Streetscapes | Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required. | Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required. |
| Blocks | No Block Perimeter Required | 5,000 ft. Block Perimeter max |