

§ 4.6 INDUSTRIAL DISTRICTS

4.6.1 Purpose Statements

A. LI Light Industrial District

The LI Light Industrial District is intended to accommodate a range of warehouse/distribution and light industrial uses, including of light manufacturing, fabricating, assembly, and processing. Light industrial uses are conducted within enclosed buildings, and do not create appreciable nuisances, hazards, or other outside impacts.

B. HI Heavy Industrial District

The HI Heavy Industrial District is intended to accommodate industrial uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The HI District standards are intended to ensure adequate separation and mitigation of potential impacts on surrounding areas.

C. IC Industrial Compatible District

The IC Industrial Compatible District is intended to accommodate industrial uses that can provide a buffer between residential uses and intensive public facilities, businesses, and manufacturing uses. As such, district uses specifically exclude those that congregate large groups of people, maintain unscreened outdoor storage, or create nuisance factors of dust, odor, and noise.

4.6.2 Uses

Article 5 lists principal, accessory, and temporary uses allowed within the industrial districts.

4.6.3 Dimensional Standards

Table 4.6.3: Industrial Districts Dimensional Standards establishes the dimensional standards for the industrial districts. A regulation applies to all uses within each district unless a standard is listed for a specific use. If only specific uses are listed, standards apply only to those uses.

	LI	HI	IC
BULK			
Minimum Lot Area	None	None	None
Minimum Lot Width	None	None	None
Maximum Building Height	Unlimited; however, for every 1' of building height, the structure must be set back 2' from both the interior side and rear lot line	Unlimited; however, for every 1' of building height, the structure must be set back 2' from both the interior side and rear lot line	25'
SETBACKS			
Minimum Front Setback	10'	20'	20'
Minimum Corner Side Setback	10'	20'	20'
Minimum Interior Side Setback	10', unless: Adjacent to residential district: 40' Adjacent to nonresidential non-industrial district: 20'	20', unless adjacent to a non-industrial district then 40'	5'
Minimum Rear Setback	10', unless: Adjacent to residential district: 40' Adjacent to nonresidential non-industrial district: 20'	20', unless adjacent to a non-industrial district then 40'	10'