

CHAPTER 1169
L-I-1 Light Industrial 1

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CROSS REFERENCES

Bufferyards and Landscaping- see P. & Z. Ch. 1175
Off-street parking and loading – see P. & Z. Ch. 1181
Signs, see P. & Z. Ch. 1185
Supplemental regulations – see P. & Z. Ch. 1189
Wireless communication facilities – see P. & Z. Ch. 1191

1169.01 PURPOSE.

It is the purpose of the “L-I-1” District to encourage the development of areas within the City that will not adversely affect adjacent businesses or residential neighborhoods by permitting industrial and manufacturing establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare; and whose potentially objectionable features will be eliminated by design, complete enclosure or other appropriate measures.

1169.02 PRINCIPALLY PERMITTED USES.

Principally permitted uses shall be as follows:

- (a) Uses similar to those indicated in this district: pursuant to Chapter 1135.
- (b) [See Appendix B, Schedule of Permitted and Conditional Uses by District]

1169.03 PERMITTED ACCESSORY USES.

Permitted accessory uses shall be as follows:

- (a) Uses, buildings or structures customarily incidental to a principal permitted use or conditionally permitted use located on the same lot therewith.

1169.04 CONDITIONALLY PERMITTED USES.

Conditionally permitted uses shall be as follows:

- (a) Uses similar to those indicated in this district: pursuant to Chapter 1133.
- (b) [Pursuant to Chapter 1133, see Appendix B, Schedule of Permitted and Conditional Use by District]

1169.05 MINIMUM LOT AREA AND WIDTH.

The minimum lot area and width for properties in the L-I-1 District shall be one acre and a width of not less than 200 feet.

1169.06 MINIMUM LOT FRONTAGE.

The minimum lot frontage for properties in the L-I-1 District shall be 200 feet.

1169.07 MINIMUM LOT DEPTH.

The minimum lot depth for properties in the L-I-1 District shall be 200 feet.

1169.08 MINIMUM FRONT YARD SETBACK.

The minimum front yard setback for properties in the L-I-1 District shall be 50 feet.

1169.09 MINIMUM SIDE YARD SETBACK.

The minimum side yard setback for properties in the L-I-1 District shall be a total of 35 feet with a minimum side yard setback of 15 feet each side.

1169.10 MINIMUM REAR YARD SETBACK.

The minimum rear yard setback for properties in the L-I-1 District shall be 25 feet.

1169.11 MAXIMUM HEIGHT REGULATIONS.

The maximum height for building and structures in the L-I-1 District shall be as follows:

- (a) No principal structure shall exceed 35 feet in height unless otherwise specified in this Code.
- (b) No accessory structure shall exceed 25 feet in height.

1169.12 OFF-STREET PARKING AND LOADING.

Off-street parking and loading shall be required as specified in Chapter 1181, Off-street Parking and Loading.

1169.13 OPEN SPACE.

Development in the L-I-1 Light Industrial District shall provide a minimum 15 % open space, **excluding the required setbacks.**

1169.14 UNDERGROUND UTILITIES.

All electric power, lines (not including transformers or enclosure containing electric equipment which may be pad mounted), telephone, gas distribution, and cable television lines shall be placed underground in accordance with the specifications and policies of the respective utility service providers.

1169.15 ACCESS CONTROL REQUIREMENTS.

Traffic studies may be required as recommended by the Director of Public Works. The Planning Commission will require access and other traffic related improvements shown to be necessary by the Director of Public Works.