

E. Light Industrial (IL) District

<h1 style="margin: 0;">IL</h1> <h2 style="margin: 0;">Light Industrial District</h2>			
1. Purpose			
The purpose of the Light Industrial (IL) District is to provide for light industrial and service-related land uses with large buildings or outdoor storage requirements.			
2. Allowable Principal Uses			
USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Public, Civic, Institutional, and Educational Uses			
<i>Aviation and Surface Transportation Uses</i>	PC	Sec. 16-4-102.B.2.a	See Sec. 16-5-107.D.2
<i>Aviation Services Uses</i>	PC	Sec. 16-4-102.B.2.b	See Sec. 16-5-107.D.2
<i>Community Service Uses</i>	PC	Sec. 16-4-102.B.2.c	1 per 400 GFA
Government Uses	P		Fire Stations
			Other
<i>Major Utilities</i>	P		4 per bay + 1 per 200 GFA of office area
<i>Minor Utilities</i>	P		1 per 200 GFA of office area
<i>Religious Institutions</i>	P		1 per 1,500 GFA
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a
<i>Telecommunication Towers, Monopole</i>	PC	Sec. 16-4-102.B.2.e	1
Office Uses			
<i>Contractor's Office</i>	P		1 per 350 GFA of office/administrative area
<i>Other Office Uses</i>	P		1 per 350 GFA
Commercial Services			
<i>Animal Services</i>	PC	Sec. 16-4-102.B.7.b	1 per 225 GFA
<i>Convenience Stores</i>	PC	Sec. 16-4-102.B.7.d	1 per 200 GFA
<i>Eating Establishments</i>	PC	Sec. 16-4-102.B.7.e	1 per 100 sf of gross floor area and outdoor eating area
<i>Landscape Businesses</i>	P		1 per 200 GFA
<i>Other Commercial Services</i>	P		See Sec. 16-5-107.D.2
Vehicle Sales and Services			
<i>Auto Rentals</i>	P		See Sec. 16-5-107.D.2
<i>Auto Repairs</i>	PC	Sec. 16-4-102.B.8.b	2 per service bay + 1 per 200 GFA of office or waiting area
<i>Auto Sales</i>	P		See Sec. 16-5-107.D.2
<i>Car Washes</i>	P		10 per wash unit for automatic wash + 5 per bay for manual wash
<i>Gas Sales</i>	PC	Sec. 16-4-102.B.8.d	
<i>Taxicab Services</i>	P		1 per 200 GFA of office or waiting area
<i>Towing Services or Truck and Trailer Rentals</i>	P		1 per 200 GFA of office or waiting area
<i>Watercraft Sales, Rentals, or Services</i>	P		1 per 200 GFA
Industrial Uses			
<i>Light Industrial, Manufacturing, and Warehouse Uses</i>	P		1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office or administrative area

Chapter 16-3: Zoning Districts
Sec. 16-3-105. Mixed-Use and Business Districts

Self-Service Storage	PC	Sec. 16-4-102.B.9.c	1 per 15,000 GFA of storage and office area
Waste-Related Uses Other than Waste Treatment Plants	P		1 per 2,500 GFA
Wholesale Sales	PC	Sec. 16-4-102.B.9.d	1 per 1,000 GFA

3. Development Form and Parameters

MODIFIED ADJACENT STREET SETBACK STANDARDS

Adjacent Street Setback	Except along major or minor arterials, the adjacent street setback distance established in Sec. 16-5-102.C, Adjacent Street Setback Requirements, may be reduced by up to 20 percent, provided the applicant demonstrates there is no other feasible or practical alternative that will accommodate a permitted use on the site in compliance with all other requirements of the LMO and the required adjacent street buffer can be provided.
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MAX. DENSITY (PER NET ACRE)

Nonresidential **Development** 10,000 GFA

LOT COVERAGE

Max. **Impervious Cover** 65%

MAX. BUILDING HEIGHT

All **Development** 35 ft¹

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units**; sf = square feet; GFA = **gross floor area** in square feet; ft = feet; n/a = not applicable

1. May be increased by up to ten percent on demonstration to the **Official** that:
 - a. The increase is consistent with the character of **development** on surrounding **land**;
 - b. **Development** resulting from the increase is consistent with the purpose and intent of the **building height** standards;
 - c. The increase either (1) is required to compensate for some unusual aspect of the site or the proposed **development**, or (2) results in improved site conditions for a **development** with **nonconforming site features**;
 - d. The increase will not pose a danger to the public health or safety;
 - e. Any adverse impacts directly attributable to the increase are mitigated; and
 - f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.