
28F. Employment District Standards

Introduction

This second draft of this subchapter includes one new district, Suburban Office Park, designed to provide for the continuance of existing office and research parks. Agricultural uses are added to the allowed uses in Employment Districts.

Please note that:

- Material in italics (like this introduction) is not part of the Code text; these are annotations.
- Sidebars are also used for longer comments.

General Provisions for Employment Districts

General Statement of Purpose.

Employment districts are established to strengthen and diversify the local economy, expand the local tax base, cultivate an entrepreneurial culture and stimulate job creation. The districts are also intended to:

- Encourage the design of employment centers that are well-connected to transit, bike and pedestrian corridors, regional highways, and nearby housing, civic, commercial and recreational uses.
- Encourage provision of support facilities and services to employment centers.
- Encourage sustainable building and site design.
- Provide adequate buffering and screening for less intensive land uses adjoining industrial or other employment uses.
- Provide adequate screening of outdoor activities and storage from primary streets.

Employment District Uses

Table __.1 lists all permitted and conditional uses in the residential districts.

- Uses marked as “P” are permitted in the districts where designated.
- Uses marked with a “C” are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
- Uses indicated as “P/C” may be permitted or conditional, depending on their size and scale, as specified.
- Uses marked with an “A” are allowed when accessory to another allowed use. Some accessory uses are also conditional, depending on their size and scale, as indicated in the table by “A/C”.
- A “Y” in the “Standards” column means that specific standards must be complied with, whether the use is permitted or conditional. Standards are included in Subchapter __, Supplemental Regulations.

Environmental Protection Standards in previous draft are moved to General Development Standards.

Key to Table:

- TW Traditional Workplace
- SE Suburban Employment
- SOP Suburban Office Park
- EC Employment Campus
- IL Industrial - Limited
- IG Industrial - General

	TW	SE	EC	SOP	IL	IG	Standards
Offices							
Artist, photographer studio, etc.	P	P	P	P	C	C	Y
Insurance office, real estate office, sales office	P	P	P	P	C	C	Y
Professional office	P	P	P	P	C	C	Y
Home occupation	A/C						
Limited Production, Processing and Storage							
Artisan workshop	P	C	C		P	P	
Bakery, wholesale	P				P	P	
Bottling plant	C				P	P	
Contractor's storage yard	C				P	P	Y
Laboratories - research, development and testing	P	P	P	P	P	P	Y
Limited production and processing	P	P	P	P	P	P	Y
Mail order house	P	P	P	P	P	P	
Printing and publishing	P	P	C	P	P	P	
Recycling collection center, drop-off station	C	C	C	C	P	P	
Storage, indoor personal facility	C	C			C	C	Y
Telecommunication center	C	C	P	P	P	P	
Warehousing and storage	C	C			C	P	
Wholesale establishment	P	P	C		P	P	
Industrial Uses							
Light manufacturing	C	C	C		P	P	
General manufacturing					C	P	
Asphalt, concrete batching or ready-mix plant						C	
Brewery	C				C	P	
Concrete, asphalt and rock crushing facility						C	Y
Extraction of gravel, sand, other raw materials						C	Y
Hazardous waste collection, storage or transfer						C	
Lumberyard					P	P	
Recycling center	C				C	P	Y
Public Utility and Public Service Uses							
Electric power production (principal use)	P	C	C	C	P	P	Y
Electric substations	C	C	C	C	P	P	Y
Gas regulator stations, mixing and gate stations	P	C	C	C	P	P	Y
Sewerage system lift stations	P	P	P	P	P	P	Y
Telecommunications towers and transmission equipment buildings	C	C	C	C	P	P	Y

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TW	Traditional Workplace
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	TW	SE	EC	SOP	IL	IG	Standards
Water pumping stations, municipal wells	P	P	P	P	P	P	Y
Water towers and reservoirs	C	C	C	C	C	C	Y
Transportation Uses							
Bus or railroad passenger depot	C	C	C	C	C	C	Y
Heliport	A	A	A	A	A	A	Y
Railroad or intermodal freight yard					C	P	
Motor freight terminal					C	P	
Railroad transfer and storage tracks					P	P	
Railroad yard or shop					C	P	
Taxi dispatching, maintenance and storage					C	P	
Transit station, transfer point	P	P	P	P	P	P	Y
Medical Facilities							
Clinic, medical, dental or optical	P	P	P	C			
Hospital		C	C	C			Y
Medical laboratory	P	P	P	P	P	P	
Physical, occupational or massage therapy	P	P	P	C			
Veterinary clinic	P	P	P	C	P		Y
Retail Sales and Services							
General retail	C	C					Y
Animal boarding facility, kennel					C	C	Y
Animal grooming, day care	C				C		Y
Auction rooms		C			C	C	
Bank, financial institution	P	P	P	C	P		
Building materials sales					C	C	
Business equipment sales and services	P	P	P	P	P	P	
Drive-through sales and services		A		A	A	A	Y
Dry cleaning plant, commercial laundry	C				P	P	
Farmers' market	P	P	A	P	A	A	Y
Food and related goods sales	C	C					
Furniture and household goods sales	A				A		Y
Garden center, outdoor	C	C					
Greenhouse, nursery					P	P	
Package delivery service		P			P	P	
Photocopying	P	P	P	P	P	P	

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	TW	SE	EC	SOP	IL	IG	Standards
Post office	P	P	P	P	P		
Service business	P	P	C	C	C	C	Y
Showroom accessory to allowed use	A	A	A	A	A	A	Y
Small appliance repair	P	P	P	C	P	P	
Food and Beverages							
Catering	P	P	P	C	P	P	
Coffee shop, tea house	P	C	C	C	C	C	Y
Restaurant (including carry-out, deli, etc.)	C	C	C	C	C	C	Y
Restaurant-tavern	C	C	C	C	C	C	Y
Tavern (liquor sales >50% gross receipts), brewpub	C	C	C	C	C	C	Y
Outdoor eating area associated with food & beverage establishment	A/C	A/C	A/C	A/C	A/C	A/C	Y
Commercial Recreation, Entertainment and Lodging							
Health/sports club	P	P	P	C	C		
Hotel, inn, motel	C	C	C	C			
Indoor recreation	C	C	A	C			
Lodge, private club, reception hall	C		C	C	C		
Theater	C	C	C	C			
Adult Entertainment							
Adult entertainment tavern					P	P	Y
Adult entertainment use					P	P	Y
Automobile Services							
Auto body shop					P	P	Y
Auto service station, convenience market	C	C					Y
Auto repair station	C	C					Y
Automobile storage and towing (excluding wrecked or junked vehicles)					C	C	Y
Car wash	C	C					Y
Motor vehicle salvage						C	Y
Parking, Storage and Display Facilities							
Parking facility, public	P	P	P	P	P	P	Y
Parking facility, commercial	C	C	C	C	C	C	Y
Parking accessory to an allowed use	A	A	A	A	A	A	Y
Parking of trucks and heavy equipment accessory to an allowed use	A	A/C	A/C		A	A	Y
Parking exceeding maximum parking	C	C	C	C	C	C	Y
Outdoor display	C	C	C	C	C	C	Y
Outdoor storage				C	C	P	Y

Key to Table:

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	TW	SE	EC	SOP	IL	IG	Standards
Residential - Family Living							
Single-family attached dwelling (> 8 dwelling units)	C	C	C				Y
Multi-family building or building complex	C	C	C				Y
Upper story residential units in mixed-use building	C	C	C	C			Y
Live/work unit	C	C	C				Y
Caretaker's dwelling	A	A	A	A	A	A	
Residential - Group Living							
Community living arrangement (> 8 residents)	C						Y
Co-operative housing	C						Y
Civic and Institutional							
College, university	C	C	C	C			Y
Day care center, child or adult; nursery school	P	P	P	P	C	C	Y
Day care, home	A						Y
Parks and playgrounds	P	P	P	P	P	P	
Public safety facilities (fire, police stations, etc.)	P	P	P	P	P	P	
Schools, public and private	C	C	C	C			Y
Schools, technical or trade	C	P	P	C	C	C	Y
Training facilities, military or law enforcement			C	C	C	C	Y
Agriculture							
<u>Agriculture - Cultivation</u>	P	C	P	P	P	P	
<u>Agriculture - Animal husbandry</u>	C	C	C	C	P	P	
<u>Community garden</u>	P	P	P	P	P	P	Y
<u>Market garden</u>	P	C	C	C	C	C	Y
Accessory Structures							
Emergency electric generator	P	P	P	P	P	P	
Accessory building or structure not exceeding maximum size	P	P	P	P	P	P	
Accessory building or structure exceeding maximum size	C	C	C	C	C	C	
Solar or wind energy systems or devices	P	P	P	P	P	P	
Temporary Uses							
Outdoor sales events (limited number per year)	P	P	P	P	P	P	Y
Portable storage units	P/C	P/C	P/C	P/C	P/C	P	Y
Temporary buildings for storage of construction materials and equipment	P	P	P	P	P	P	Y

Traditional Workplace District

[Traditional Workplace areas are the original industrial corridors and centers of the City, typically located along rail lines. Some rail corridors have been converted to recreational and commuter trails while others may support transit in the future, helping to strengthen the viability of surrounding areas as employment centers. Traditional Workplace areas now contain a mix of office, warehouse and industrial uses. Some are planned for redevelopment for more intensive employment use, as well as new uses such as open space, and residential development.]

Statement of Purpose

The TW District is established to encourage a broad range of employment activities, taking advantage of the varied transportation options and proximity to urban activities and cultural amenities found in many Traditional Workplace locations. The district is also intended to:

- A. Encourage businesses with the potential to provide significant numbers of living-wage jobs that contribute to a sustainable economy and a strong tax base.
- B. Support the continued use or adaptive re-use of traditional industrial buildings for a variety of purposes.
- C. Facilitate the development or redevelopment goals of the comprehensive plan and adopted neighborhood, corridor or special area plans.

Building Standards

The following standards apply to new buildings and additions exceeding fifty percent (50%) of the original building's floor area.

- A. Parking placement. Parking shall not be placed between the front façade of a building and the abutting street, with the exception specified below. Parking shall be located to the rear or side of the principal building. *[Parking abutting any street frontage must be screened per landscaping standards.]*
- B. When an existing landmark building, a contributing building in a historic district, or a building eligible for landmark designation is being enlarged, the above requirement shall not apply.
- C. All loading shall be from the rear or side of the building, but not facing an arterial street. Loading docks may be located in the rear yard, or a side yard facing a street that is internal to a TW district.
- D. Frontage. For buildings at corner locations, at least seventy percent (70%) of the building facade shall be located within five (5) feet of the inner edge of the sidewalk or, if no sidewalk exists, the front lot line. This requirement applies to the building façade within the first thirty (30) feet from the corner.

The following standards apply to new and existing buildings and uses:

- A. Outdoor storage or display. No outdoor storage or display of goods shall be allowed except for outdoor dining accessory to restaurants

and coffee shops.

B. No drive-through uses are allowed.

Specific Building Types

The following building types are considered appropriate for the TW District. Other building types may be acceptable if it is determined by the Zoning Administrator that they meet the lot, height, frontage requirements and design standards of this Section.

- Single-Family Attached Building
- Apartment Building types
- Carriage House Building
- Commercial Block Building
- Parking Building
- Liner Building
- Live-Work Building
- Residential-Commercial Conversion
- Podium Building
- Flex Building
- Industrial Building

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Traditional Workplace District	
Lot area (sq. ft.)	6,000
Lot width	50
Front yard setback	none (see frontage requirements)
Side yard setback : Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback : other cases	One-story: 5 Two-story: 6 Lot width <40: 10% lot width
Rear yard setback	20 feet
Maximum lot coverage	85%
Minimum height	22 feet measured to building cornice
Maximum height	<u>5 stories/54 feet</u> Residential uses: 3 stories/40 feet (see below)
Usable open space – residential only	160 sq. ft./unit

- A. Structured parking height bonus. If more than sixty percent (60%) of all off-street parking provided for a residential building or group of buildings is structured or underground, maximum building height may be increased to four (4) stories/ forty-five (45) feet.
- B. Rear yard height transitions to adjacent residential districts. Where the TW District abuts a residential district, building height at the rear yard setback line shall not exceed two (2) stories/ twenty-five (25) feet. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height.

Residential Use Requirements.

A primary intent of the TW District is to encourage the continuation of existing employment uses. Residential uses are secondary in importance to those employment uses. Therefore any location proposed for residential uses must be adequately separated or buffered from potential adverse impacts created by existing industrial uses.

- A. Where residential uses are proposed in an existing building, there shall be no vibration, excessive dust, noise, light, glare, smoke, odor, truck traffic or other substance or condition generated by uses in the building that will have an adverse impact on the residential use. New residential uses are not allowed where any such potential nuisances exist.
- B. New residential buildings are not be allowed in locations where vibration, excessive dust, noise, light, glare, smoke, odor, truck traffic or other substance or condition generated by existing uses would adversely impact the residential use.

Retail and Service Uses.

Retail and service uses shall not exceed five thousand (5,000) square feet in floor area except as a conditional use.

Residential uses are a conditional use in the district. This creates a procedural obstacle to residential uses. However, the conditional use standards guard against harm created by the applicant. Here, the standards are designed to keep the applicant from creating harm to itself. This is why simply designating residences as conditional uses is insufficient in this situation.

Another option to consider is whether a quota method should be used for residential uses in the TW District - e.g., a cap on numbers of dwelling units or no more than [20] acres of residential for every [100] acres zoned TW. This puts a ceiling on residential, allowing some to occur (consistent with jobs-housing balance and affordable housing goals), but keeps residential uses from converting and excessive amount of land that is needed for employment uses.

Suburban Employment District

[Suburban Employment areas are characterized by large-floorplate free-standing buildings or building complexes used for office, office-showroom and limited industrial uses, frequently interspersed with large and small free-standing or attached commercial buildings. To date, this pattern of development has been largely auto-oriented: many buildings are surrounded by parking and entrances are oriented toward parking areas. One goal of this district is to foster a more compact and pedestrian-oriented development pattern.

We recognize that there are some areas that exhibit an auto-oriented pattern today and we can expect some demand for it in the future. However, if there are limited areas mapped for this pattern, someone who wants to develop isolated single-use buildings must request a rezoning. This type of discretionary action is the hardest type of permit to get. If most areas are zoned for pedestrian-friendly patterns in advance, then we have made that pattern the rule and this the exception.

Statement of Purpose

The SE District is established to encourage a broad range of employment activities, including limited industrial uses conducted within enclosed buildings, while also encouraging shared access, improved landscaping and site design, and bicycle and pedestrian facilities. The district is also intended to:

- A. Encourage the integration of complementary employment and related uses in an attractive and pedestrian-oriented environment.
- B. Discourage proliferation of highway-oriented commercial uses that reduce the land area available for development or expansion of employment uses.
- C. Facilitate the development or redevelopment goals of the comprehensive plan and adopted neighborhood, corridor or special area plans.

Building Standards

The following standards apply to new buildings and additions exceeding fifty percent (50%) of the original building's floor area.

- A. Parking placement. The majority of off-street parking shall be located to the rear or side of the principal building. A maximum of two rows and seventy (70) feet of parking is allowed between the front of the principal building and the street, set back at least twenty-five (25) feet from the front lot line.
- B. The building front must be oriented to the primary street. Loading and service areas shall be located at the rear or side of the building, but not facing an arterial street. Loading docks may be located in the rear yard, or a side yard facing a street that is internal to an SE district.
- C. Frontage. For buildings at corner locations, at least seventy percent (70%) of the building facade shall be located within twenty-five (25) feet of the front lot line. This requirement applies to the building

façade within the first thirty (30) feet from the corner. Parking shall not be placed between buildings and the street in these areas.

The following standards apply to new and existing buildings and uses:

- A. Outdoor storage or display. No outdoor storage or display of goods are allowed except for outdoor dining accessory to restaurants and coffee shops.

Specific Building Types

The following building types are considered appropriate for the SE District. Other building types may be acceptable if it is determined by the Zoning Administrator that they meet the lot, height, frontage requirements and design standards of this Section.

- Commercial Block Building
- Parking Building
- Liner Building
- Podium Building
- Flex Building
- Industrial Building

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Suburban Employment District	
Lot area (sq. ft.)	20,000
Lot width	65
Front yard setback	none (see frontage requirements)
Side yard setback	15 or 20% building height (the greater)
Rear yard setback	30 feet
Maximum lot coverage	75%
Minimum height	22 feet measured to building cornice
Maximum height	<u>5 stories/54 feet</u> Residential uses: 4 stories/40 feet (see below)
Usable open space – residential only	400 sq. ft./unit

- A. Structured parking height bonus. If more than sixty percent (60%) of all off-street parking provided for a residential building or group of buildings is structured or underground, maximum building height shall be increased to five (5) stories/ forty-five (45) feet.
- B. Rear yard height transitions to adjacent residential districts. Where

the SE District abuts a residential district, building height at the rear yard setback line shall not exceed two (2) stories/ twenty-five (25) feet. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height.

Retail and service uses.

Retail and service uses shall not exceed five thousand (5,000) square feet in floor area except as a conditional use.

Suburban Office Park District

[This new district is designed to allow the continuing build-out of existing office and research parks that are characterized by large-floorplate free-standing buildings in a park-like environment. These sites are typically designed according to a master plan, with an internal street system, common landscape design, coordinated signage, stormwater management, and often with a trail system and other amenities. Road networks tend to be curvilinear and building entrances are typically oriented toward parking, whether surface or structured. The district is not intended to apply to new office and research parks.]

Statement of Purpose

The SOP district is established to recognize existing office and research parks developed in accordance with master plans, and to provide for the continued development of these parks in accordance with their adopted plans. Therefore, the placement of buildings, open space, internal roads and parking within these parks is allowed to remain in its current form. The district is also intended to encourage the integration of complementary employment and related uses in an attractive and functional environment.

Development Standards

The following standards apply to new and existing buildings and uses:

- A. In the design of any office or research park, consideration shall be given to pedestrian circulation, preservation and linkage of open space areas, location of future buildings, and the clustering of amenities to provide for a planned integrated development.
- B. Parking design. Access driveways and parking lots shall be separated from principal pedestrian walkways and recreational areas by pavement markings, curbs, planting areas, fences or other appropriate materials to ensure pedestrian safety.
 1. Off-street parking shall not be located within front or street side yard setbacks, but may be located within rear yard and interior side yard setbacks and the building envelope.
 2. Surface parking located in a side or rear yard setback shall be set back a minimum of twenty (20) feet from the boundary of a Residential or Special district.

- C. All storage, except for storage of licensed operable vehicles, shall be within completely enclosed buildings or located to the rear of buildings and limited to a maximum of five percent (5%) of the total lot area. Outside storage shall be effectively screened with screening between six (6) and eight (8) feet in height. Storage shall not exceed the height of the screening. Storage and loading areas shall be screened from direct view from the street, including views down access driveways.

Specific Building Types

The following building types are considered appropriate for the SOP District. Other building types may be acceptable if it is determined by the Zoning Administrator that they meet the dimensional and development standards of this Section. Building design standards pertaining to parking placement and design shall not apply within the SOP District.

- Commercial Block Building
- Parking Building
- Liner Building
- Podium Building
- Flex Building
- Industrial Building

Design Review

All buildings constructed within an SOP district must be reviewed and approved by an architectural review committee. The committee shall be established by the developer of the district and shall meet the following criteria:

- A. The building design review criteria, design standards and guidelines, review procedures, categories of membership, and the language of any deed or plat restriction must be approved by the Urban Design Commission.
- B. Until an architectural review committee is established and approved by the Plan Commission, all building and site plans shall be reviewed and approved by the Urban Design Commission, with an appeal process to the Plan Commission as established in Section 33.24.

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Suburban Office Park District	
Lot area (sq. ft.)	1 acre
Lot width	100
Front yard setback	25
Side yard setback	15 or 20% building height (the greater)
Rear yard setback	30 or 45% of building height (the greater)
Maximum lot coverage	75%
Maximum building coverage	50%
Maximum floor area ratio	1.0
Minimum height	22 feet measured to building cornice
Maximum height	none

Employment Campus District

[This district is designed to encourage the design of contemporary office and research parks with a more compact and pedestrian-oriented development pattern and more efficient land use than many existing suburban office parks. It incorporates the principles of the Research and Development Center District in the current code.]

Statement of Purpose

The EC District is established to provide an aesthetically attractive urban working environment intended to promote desirable economic development activities, including high-technology, research and development, testing, and specialized manufacturing establishments, as well as professional offices and business incubators. The district is also intended to:

- A. Encourage mixed-use development in appropriate locations.
- B. Provide readily accessible services for employees.
- C. Improve pedestrian, bicycle and transit connections to and through employment campuses.
- D. Encourage building and site design that advances the City's sustainability goals.
- E. Maintain and improve the quality of the natural landscape within employment campuses.
- F. Provide appropriate transitions to surrounding land uses.
- G. Facilitate the development or redevelopment goals of the comprehensive plan and adopted neighborhood, corridor or special area plans.

Building and Site Standards

The following standards apply to new buildings and additions exceeding fifty percent (50%) of the original building's floor area.

- A. Parking placement. Parking shall not be placed between the front façade of a building and the abutting street. Parking shall be located to the rear or side of the principal building.
- B. Frontage. For buildings at corner locations, at least seventy percent (70%) of the building facade shall be located within twenty-five (25) feet of the front lot line. This requirement applies to the building façade within the first thirty (30) feet from the corner.
- C. Loading. All loading shall be from the rear or side of the building, but not facing an arterial street. Loading docks may be located in the rear yard, or a side yard facing a street that is internal to an EC district.

The following standards apply to new and existing buildings and uses:

- A. Outdoor storage or display. No outdoor storage or display of goods shall be allowed except for outdoor dining accessory to restaurants and coffee shops.
- B. All activities shall be conducted within completely enclosed buildings, except for:
 - 1. off-street parking and loading;
 - 2. automatic teller machines;
 - 3. drive-up service windows for banks and financial institutions, as regulated.
- C. Access to the employment campus shall be from a collector or arterial street.

Master Plan

A master plan for each employment campus must be prepared as part of any rezoning submittal. The plan must be approved by the Plan Commission and include the following:

- A. A site plan, including:
 - 1. Conceptual plan showing lots and approximate building footprints, parking and service areas
 - 2. Landscape plan and landscape design standards
 - 3. Street layout and street design standards
 - 4. Signage and street graphics standards
 - 5. Stormwater management plan
- B. Plan submittal and review procedures for individual sites within the campus.
- C. A parking plan, meeting standards of this chapter for automobile and bicycle parking.
- D. A Transportation Demand Management Plan, which must also

be approved by the Traffic Engineer. The TDM Plan shall be managed by a property owners' association or other entity acceptable to the City. This association shall provide annual reports on the implementation of the TDM Plan to the Traffic Engineer.

Design Review

All buildings constructed within an EC district must be reviewed and approved by an architectural review committee. The committee shall be established by the developer of the district and shall meet the following criteria:

- A. The building design review criteria, design standards and guidelines, review procedures, categories of membership, and the language of any deed or plat restriction must be approved by the Urban Design Commission.
- B. Until an architectural review committee is established and approved by the Plan Commission, all building and site plans shall be reviewed and approved by the Urban Design Commission, with an appeal process to the Plan Commission as established in Section 33.24.

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Employment Campus District	
Site area (sq. ft.)	5 acres
Lot area (sq. ft.)	20,000
Lot width	75
Front yard setback	none
Side yard setback	15 or 20% building height (the greater)
Rear yard setback	30 feet
Maximum lot coverage	75%
Minimum floor area ratio (FAR)	0.35 (see below)
Minimum height	2 stories
Maximum height	<u>none</u>

- A. For phased development, the minimum FAR for the first phase shall be 0.20. Area used for multi-site or regional stormwater management shall not be counted as part of the floor area ratio calculation. *[note: exempt low-impact stormwater methods too?]*

Industrial - Limited District

[The Industrial - Limited District is similar in character and intent to the existing M1 District, but with an increased emphasis on true industrial uses, rather than the “heavy commercial” uses that have tended to encroach on industrial areas. Commercial uses are intended to be secondary in nature and designed to primarily serve district employees.]

Statement of Purpose

This district provides for a mix of relatively high-value light manufacturing uses, offices, warehousing, flex-space, limited storage and warehousing, and limited retail and service uses that primarily serve the industrial uses, designed with adequate landscaping and screening, to ensure compatibility with adjoining uses. Industrial districts typically require relatively direct access to the regional highway system, and may require rail or air transportation service. The IL district is also intended to:

- A. Provide a variety of flexible sites for small, local or start-up businesses, as well as sites for large national or regional enterprises.
- B. Discourage proliferation of highway-oriented commercial uses that reduce the land area available for development or expansion of employment uses.
- C. Facilitate the development or redevelopment goals of the comprehensive plan and adopted neighborhood, corridor or special area plans.

Building Standards

The following standards apply to new buildings and additions exceeding fifty percent (50%) of the original building’s floor area.

- A. Parking placement. A maximum of two rows of parking stalls, or seventy (70) feet of parking area, shall be placed between the front façade of a building and the front lot line. Parking shall be located to the rear or side of the principal building to the extent feasible.

The following standards apply to new and existing buildings and uses:

- A. Outdoor storage. Outdoor storage shall be screened according to the standards of Section __.
- B. Loading. All loading shall be from the rear or side of the building, but not facing an arterial street. Loading docks may be located in the rear yard, or a side yard facing a street that is internal to an IL district.

Specific Building Types

The following building types are considered appropriate for the IL District. Other building types may be acceptable if it is determined by the Zoning Administrator that they meet the lot, height, frontage requirements

and design standards of this Section.

- Commercial Block Building
- Flex Building
- Industrial Building
- Parking Building
- Liner Building
- Podium Building

Frontage Requirements

For buildings at corner locations, at least seventy percent (70%) of the building facade shall be located within twenty-five (25) feet of the front lot line. This requirement applies to the building façade within the first thirty (30) feet from the corner.

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Industrial - Limited District	
Lot area (sq. ft.)	20,000
Lot width	75
Front yard setback	none (see frontage requirement)
Side yard setback	15 or 20% building height (the greater)
Rear yard setback	30 feet
Maximum lot coverage	75%
Maximum height	<u>none</u>

- A. Rear yard height transitions to adjacent residential districts. Where the IL District abuts a residential district, building height at the rear yard setback line shall not exceed two (2) stories/ twenty-five (25) feet. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height.

Industrial - General District

[General Industrial Districts are similar in character and intent to the existing M2 District, but with an increased emphasis on true industrial uses, rather than the “heavy commercial” uses that have tended to encroach on industrial areas. Commercial uses are intended to be secondary in nature and designed to primarily serve district employees.]

Statement of Purpose

This district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. General Industrial districts should be located for convenient access for existing and future arterial thoroughfares and railway lines and may be separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

The IG district is also intended to:

- A. Provide a variety of flexible sites for small, local or start-up businesses, as well as sites for large national or regional enterprises.
- B. Discourage proliferation of highway-oriented commercial uses that reduce the land area available for development or expansion of employment uses.
- C. Facilitate the development or redevelopment goals of the Comprehensive Plan and adopted neighborhood, corridor or special area plans.

Building Standards

The following standards apply to new buildings and additions exceeding fifty percent (50%) of the original building’s floor area.

- A. Parking placement. A maximum of two rows of parking stalls, or seventy (70) feet of parking area, shall be placed between the front façade of a building and the abutting street. Parking shall be located to the rear or side of the principal building to the extent feasible.

The following standards apply to new and existing buildings and uses:

- A. Loading. All loading shall be from the rear or side of the building, but not facing an arterial street. Loading docks may be located in the rear yard, or a side yard facing a street that is internal to an IG district.
- B. Outdoor storage and container storage are limited to eighty percent (80%) of the gross floor area of the principal building that uses the storage area. Outdoor storage shall be screened according to the standards of ____.
- C. Outdoor display of merchandise is permitted if accessory to a permanent business located in a permanent structure on site. Outdoor display must be located outside of required setbacks and

may occur only during the business hours of the applicable business establishment.

Specific Building Types

The following building types are considered appropriate for the IL District. Other building types may be acceptable if it is determined by the Zoning Administrator that they meet the lot, height, frontage requirements and design standards of this Section.

- Flex Building
- Industrial Building
- Parking Building
- Liner Building
- Commercial Block Building

Dimensional Standards, Permitted and Conditional Uses

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

General Industrial District	
Lot area (sq. ft.)	10,000
Lot width	65
Outdoor processing, storage or loading	100 feet from residential district boundary
Front yard setback	none (see frontage requirement)
Side yard setback	15 or 20% building height (the greater); 30 feet from residential district boundary
Rear yard setback	30 feet
Maximum lot coverage	75%
Maximum height	<u>none</u>

- A. Rear yard height transitions to adjacent residential districts. Where the IG District abuts a residential district, building height at the rear yard setback line shall not exceed two (2) stories/ twenty-five (25) feet. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height.