

2.14 I-3: Light Manufacturing

Intent - The I-3: Light Manufacturing *Districts* are established to encourage development of manufacturing and processing facilities which may require limited amounts of *Outside Storage*. These activities require extensive community facilities, and excellent *Access to Arterial Streets* or *Collector Streets*. *Permitted Uses* in this *District* may have *Outdoor Storage/service* areas and may generate heavy traffic, but such operations shall be subject to specific *Development Standards*.

A. *Permitted Uses.*

1. *Primary Uses*

Agricultural Uses

Commercial Greenhouse
Cropland and Orchards
Plant Nursery

Automobile Service

Auto/truck Storage (Outdoor)
Painting and Customizing
Racing and Testing

Communications/Utilities

Communication Relay Tower
Storage Tanks - Non-hazardous
Telephone Exchange

Educational Use

School - Commercial, Trade or
Business

Food Sales and Service

Farmers Market
Wholesale Produce Terminal

Governmental Use

Fire Station
Police Station
Post Office

Industrial Uses

Assembly of previously
manufactured parts,
sub-assemblies or components
Bottled Gas Storage and
Distribution
Distribution Center
Engineering Laboratories
Manufacture, Assembly or Repair
of:

Alcoholic beverages

Appliances:

light

major electric or gas

portable

household

Bottling of Beverages

Bottling of Food

Bottling of Milk Products

Brewing Distillation of Liquor
and Spirits

Cabinets

Cans

Clocks and Watches

Cloth products from finished
cloth

Coating (excluding tar
products)

Communication equipment and
assembly

Construction Equipment and
Machinery

Containers

Cosmetics

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Industrial Uses (Continued)

Dairy or Milk Products
Detergents and Soaps
Electric Hand Tools
Electric Neon Signs
Electric Materials
Electric Motors
Electrical components and sub-assemblies
Elevators
Furniture
Jewelry (including engraving)
Leather Products from Finished Leather
Light Component Parts of Products
Machinery and Machinery components
Malt Products
Marine Equipment
Mattresses
Medicine
Musical Instruments
Non-alcoholic Beverages
Office Equipment including assembly
Office machinery, electrical and mechanical
Optical Goods
Paper box and paper products from finished paper
Pharmaceutical Products
Phonograph Records & Compact Discs
Prefabricated Wood Building and Structural Members
Recording Instruments
Sports Equipment
Starch
Textiles
Tools and Implements (electrical or non-electrical)
Toys

Petroleum Tank Farm (Commercial)
Research Laboratories
Truck Terminal
Warehouse
Warehouse and Distribution Center

Office/Professional Services

Construction Companies, Contractors, and Home Remodeling Companies (including storage of materials and equipment with accessory offices but no retail commercial activities)

Miscellaneous

Machine Shop
Mail Order Distribution
Welding Shop
Wholesale Business

Public Facilities

Public Park

2. *Special Exception Uses*

Communication/Utilities

Public Utility Substation
Public Wells
Sewage Treatment Plant
Water Treatment Plant

Miscellaneous

Artificial Lake
Self-storage (Mini-) Warehouse
(not within 600' of a *Gateway*
Corridor)

Governmental Use

Penal or Correctional Institution

Public Facilities

Recycling Facility
Resource Recovery Facility
Transfer Station

Industrial Uses

Coatings Manufacture (excluding
tar products)
Concrete Mixing
Foundries
Iron and Steel Production
Liquid Fertilizer Storage and
Distribution (Commercial)
Lumber Mill
Meat and Meat Products:
Packing
Processing
Mineral Extraction, Borrow Pit,
Topsoil Removal and Storage
Areas
Oil Processing, Refining and
Manufacture
Power Plants, including:
Thermal
Electric (utilizing refuse-derived
fuels)
Steam (utilizing refuse-derived
fuels)

3. *Accessory Uses* - See Article IV.

4. *Temporary Uses* - See Article IV.

B. *Development Standards.*

1. *Minimum Lot Width and Frontage* - each *Lot, Integrated Center* or *Industrial Park* shall have a minimum of 150 feet on a *Public Street*.

2. *Minimum Yards and Minimum Building Setbacks*

- a. Front - a minimum *Front Yard* and minimum *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

<i>Interstate Street:</i>	60'
<i>Primary Arterial Street:</i>	120'
<i>Secondary Arterial Street:</i>	90'
<i>Collector Street:</i>	60'
<i>Local Street / Cul-de-sac Street:</i>	30'

- b. Minimum *Side Yard* and *Setback* - shall be provided from the *Lot Line* as follows:

- (1) Minimum *Side Yard* - 10 feet
- (2) Minimum *Side Bufferyard* - 100 feet

- c. Minimum *Rear Yard* and *Setback* - shall be provided from the *Lot Line* as follows:

- (1) Minimum *Rear Yard* - 10 feet
- (2) Minimum *Rear Bufferyard* - 100 feet

3. *Use of Minimum Yards and Bufferyards*

Use of *Minimum Yards* and *Bufferyards* - all *Minimum Yards* and *Bufferyards* shall be landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials and shall remain free from *Structures* except where expressly permitted below:

- a. Minimum *Front Yards* and Minimum Front *Bufferyards* - may include *Driveways* and shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;
- b. Minimum *Side* and *Rear Yards* - minimum *Side* and *Rear Yards* may include *Interior Access Driveways* connecting to adjoining *Lots* provided that the remainder of said yards shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;

- c. Minimum Side and Rear *Bufferyards* - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV.
4. *Maximum Building Height* - unlimited, provided however, that the *Setback* for that portion of the *Building* or *Structure* which is in excess of thirty-five (35) feet shall be increased by one (1) foot each one (1) foot of *Building* or structural height above thirty-five (35) feet until the ultimate height of *Building* or *Structure* is allowed.
5. Parking and Loading - See Article IV.
6. *Signs* - See Article VII.
7. *Outside Storage* and Operations.
 - a. Operations

All operations, servicing and processing located within six hundred (600) feet of either a Residential *District* boundary or *Gateway Corridor* (except *Outside Storage*, *Off-Street Parking* and *Off-Street Loading*) shall be conducted within completely enclosed *Buildings*.
 - b. Storage

All storage of materials or products within six hundred (600) feet of a Residential *District* boundary or *Gateway Corridor* shall be either:

 - (1) within completely enclosed *Buildings*; or,
 - (2) effectively screened within a chain link, lattice or similar type fenced area, with ornamental, non-solid or chain link gates. The height of said fence shall be at least six (6) feet and shall not exceed eight (8) feet. Materials or products stored within the enclosure shall not exceed the height thereof. The storage area shall be surrounded by landscaping installed in compliance with the provisions of Article IV for Level 3 Perimeter Landscape Requirements.
 - c. Amount of *Outside Storage* and Operations

The total area devoted to *Outside Storage* and operations shall not exceed twenty-five (25) percent of the *Gross Floor Area* of enclosed *Structures* or *Buildings* on the *Lot*.

8. Landscape Requirements - See Article IV.

C. Architectural Review.

If any portion of a *Lot* proposed for development is located in the I-3 *District* and within six-hundred (600) feet of a Residential *District* or *Gateway Corridor*, the entire proposed development located on that *Lot* shall be subject to the requirements for the filing of a *Development Plan* for Architectural Review as set forth in Article V.

D. Development Incentives.

Any proposed development located in the I-3 *District* shall be eligible to utilize the *Development Incentives* set forth in Article V of this Ordinance.