

Article 4, Division III - - Industrial Districts

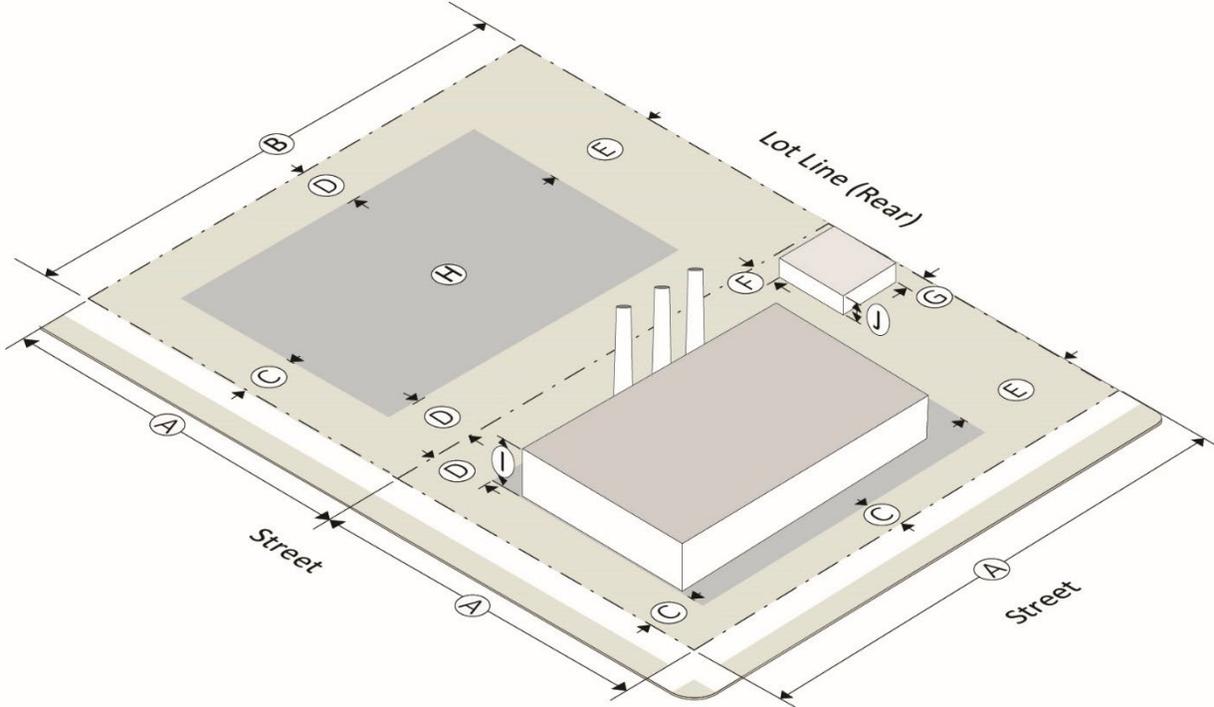
Sec. 4.17 General Provisions

The intent of the Industrial Districts is to protect established industrial areas as well as promote well designed and properly located future developments that create minimal impact on adjacent, incompatible uses.

Sec. 4.18 Interpretation

The following graphics depict the interpretation of lot development standards. The official definitions for these terms can be found in the Article 15, Definitions.

Ⓐ Lot Width	Ⓕ Accessory Side Yard Setback
Ⓑ Lot Depth (Interior or Through Lot Only)	Ⓖ Accessory Rear Yard Setback
Ⓒ Principal Building Front Yard Setback	Ⓗ Buildable Area
Ⓓ Principal Building Side Yard Setback	Ⓘ Principal Building Maximum Height
Ⓔ Principal Building Rear Yard Setback	⓵ Accessory Building Maximum Height



Sec. 4.19 LI Light Industrial District and LI-R Light Industrial-Restricted**A. Purpose**

The LI light industrial district is established to protect and promote a suitable environment for light industrial purposes, including accessibility to major transportation facilities, availability of adequate utilities and other public services, and availability of large quantities of suitable land. Uses compatible with light industrial development are to be encouraged insofar as they are in accordance with the comprehensive plan for the city.

B. Lot Development Standards**Table 4.19-1**

Lot Dimensions	
Minimum Lot Area	1-acre site
Minimum Lot Width	None
Minimum Lot Frontage	50'
Maximum Density	n/a
Minimum Setbacks	
Principal Building	
Front	50'
Side	10' if adjacent to non-residential district 100' if adjacent to residential district
Rear	10' if adjacent to non-residential district 100' if adjacent to residential district
Accessory Building	
From Principal Structure	
Front	Not Permitted
Side	5' if less than 144 sf
Rear	15' if greater than 144 sf
Maximum Height	
Principal without special use permit	60'
Principal with special use permit	As set by the special use permit
Accessory without special use permit	40'
Accessory with Special Use Permit	As set by the special use permit
Impervious Surface Coverage	
	As set by the watershed basin
Maximum Floor Area	
	With a special use permit - 1,000,000 sf Without a special use permit – 50,000 sf

C. Supplemental Regulations

1. Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.

D. Cross Reference Article 3

The references below are to sections of this Code that contain references specific to this zoning district.

1. Cross reference Article 3, Section 310 Standards for Office, Commercial and Industrial Uses
2. Cross reference Article 3, Section 313 Accessory Buildings, Uses and Structures.
3. Cross reference Article 3, section 331 for Gasoline Stations, Truck Stops, Heavy Truck Parking Facilities and convenience stores with fuel pumps

E. Cross Reference Article 4, Division V

1. Cross reference Article 4, Division V Section 4.28 for Minimum Lot Frontage requirements in general; Section 4.28(b) for Minimum Lot Frontage for large lots; and Section 4.28(d) for Street Frontage requirements.
2. Cross reference Article 4, Division V, Section 4.30 for Non-Residential Density and Lot Area Requirements.
3. Cross reference Article 4, Division V, Section 4.31 for Minimum Lot Size requirements for septic tanks.
4. Cross reference Article 4, Division V, Section 4.32 (a-b) for Minimum Lot Width requirements.
5. Cross reference Article 4, Division V, Section 4.33 (a-b) for Minimum setback requirements for principle buildings.
6. Cross reference Article 4, Division V, Section 4.34 for Minimum setback requirements for accessory buildings.
7. Cross reference Article 4, Division V, Section 4.36 (a-b) for Maximum Building and Structure Height requirements.
8. Cross reference Article 4, Division V, Section 4.37 (a-e) for Solar Energy Equipment requirements.
9. Cross reference the Douglas County Standard Design Details Supplemental Appendix for additional information on lot design in the Light Industrial (LI) and Light Industrial Restricted (LI-R) District.

Sec. 4.20 HI Heavy Industrial District**A. Purpose**

The IH heavy industrial district is established to protect and promote a suitable environment for heavy industrial purposes, including accessibility to major transportation facilities, availability of adequate utilities and other public services and availability of large quantities of open land. Uses compatible with light and heavy industrial development are to be encouraged insofar as they are in accordance with the comprehensive plan for the city and are compatible with surrounding properties or the impact on surrounding properties can be sufficiently mitigated.

B. Lot Development Standards**Table 4.20-1**

Lot Dimensions	
Minimum Lot Area	Initial site 5 acres Internal development lots a minimum of 1-acre
Minimum Lot Width	None
Minimum Lot Frontage	50'
Maximum Density	n/a
Minimum Setbacks	
Principal Building	
Front	50'
Side	15' if adjacent to non-residential district 100' if adjacent to residential district
Rear	15' if adjacent to non-residential district 100' if adjacent to residential district
Accessory Building	
From Principal Structure	
Front	Not Permitted
Side	5' if less than 144 sf
Rear	15' if greater than 144 sf
Maximum Height	
Principal without special use permit	60'
Principal with special use permit	As set by the special use permit
Accessory without special use permit	40'
Accessory with Special Use Permit	As set by the special use permit
Impervious Surface Coverage	
	As set by the watershed basin
Maximum Floor Area	
	With a special use permit - 1,000,000 sf Without a special use permit – 50,000 sf

C. Supplemental Regulations

1. Principle and Accessory use regulations shall be as established in Article 2, Use of Land and Structures and Article 3, Restrictions on Particular Uses.

D. Cross Reference Article 3

The references below are to sections of this Code that contain references specific to this zoning district.

1. Cross reference Article 3, Section 310 Standards for Office, Commercial and Industrial Uses
2. Cross reference Article 3, Section 313 Accessory Buildings, Uses and Structures.
3. Cross reference Article 3, section 331 for Gasoline Stations, Truck Stops, Heavy Truck Parking Facilities and convenience stores with fuel pumps

E. Cross Reference Article 4, Division V

1. Cross reference Article 4, Division V Section 4.28 for Minimum Lot Frontage requirements in general; Section 4.28(b) for Minimum Lot Frontage for large lots; and Section 4.28(d) for Street Frontage requirements.
2. Cross reference Article 4, Division V, Section 4.30 for Non-Residential Density and Lot Area Requirements.
3. Cross reference Article 4, Division V, Section 4.31 for Minimum Lot Size requirements for septic tanks.
4. Cross reference Article 4, Division V, Section 4.32 (a-b) for Minimum Lot Width requirements.
5. Cross reference Article 4, Division V, Section 4.33 (a-b) for Minimum setback requirements for principle buildings.
6. Cross reference Article 4, Division V, Section 4.34 for Minimum setback requirements for accessory buildings.
7. Cross reference Article 4, Division V, Section 4.36 (a-b) for Maximum Building and Structure Height requirements.
8. Cross reference Article 4, Division V, Section 4.37 (a-e) for Solar Energy Equipment requirements.
9. Cross reference the Douglas County Standard Design Details Supplemental Appendix for additional information on lot design in the Heavy Industrial (HI) District.