

Article 6

Industrial Districts

Article 6 - Industrial Districts

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6.1.1. Intent



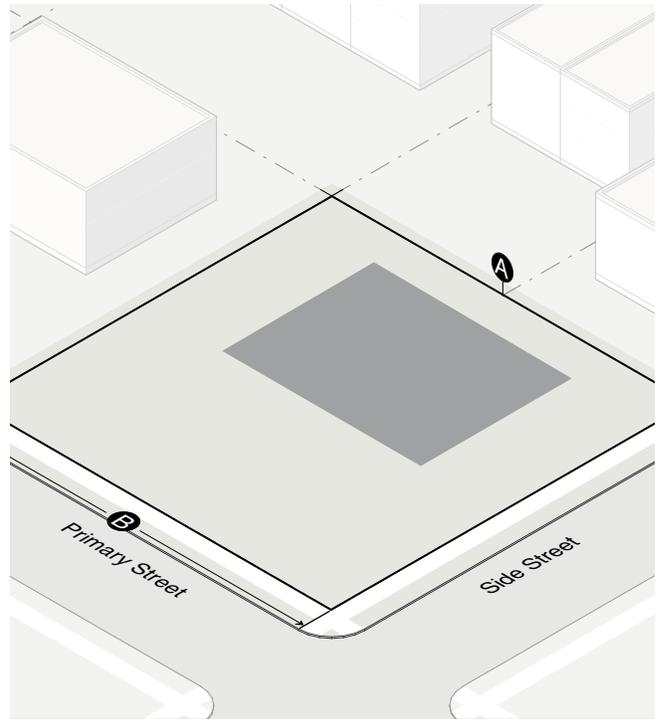
Description

IL is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner and should not be obnoxious to nearby residential or commercial uses. IL should be applied in established light industrial or manufacturing areas or where such a land use pattern is desired in the future.

Building Types Allowed

Building types are not applicable in the IL district. Buildings in this district may be unique in nature and should be purpose built.

6.1.2. Lot Dimensions

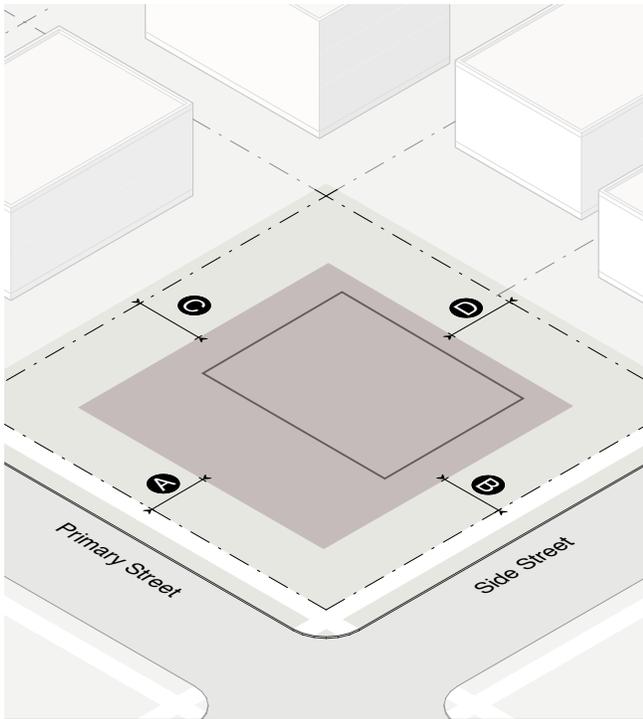


Lot

Area	7,000 SF min	A
Width	70' min	B
Coverage		
Lot coverage	80% max	

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6.1.3. Building Placement



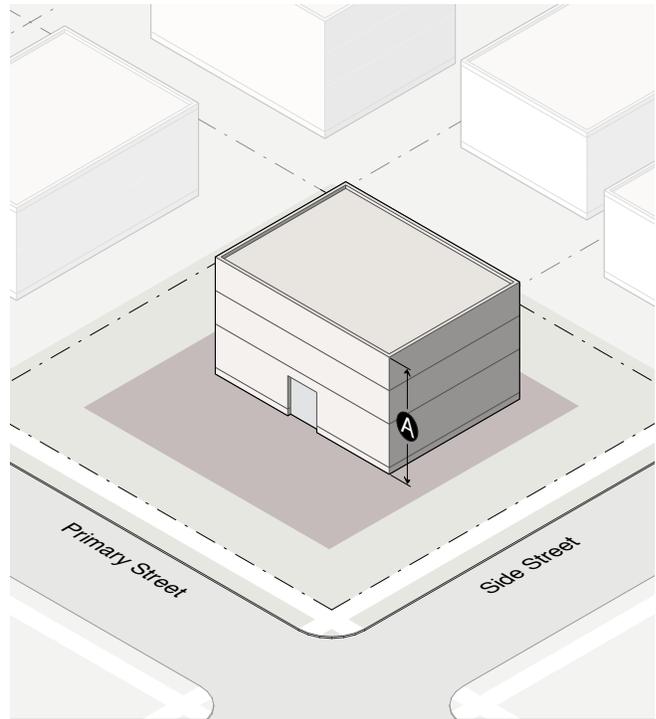
Building and Structure Setbacks

Primary street	20' min	A
Side street	20' min	B
Side interior	20' min	C
Rear	20' min	D

Parking Location

Front yard	Allowed
Corner yard	Allowed
Side yard	Allowed
Rear yard	Allowed

6.1.4. Building Height



Height

All buildings	30'	A
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6.2.1. Intent



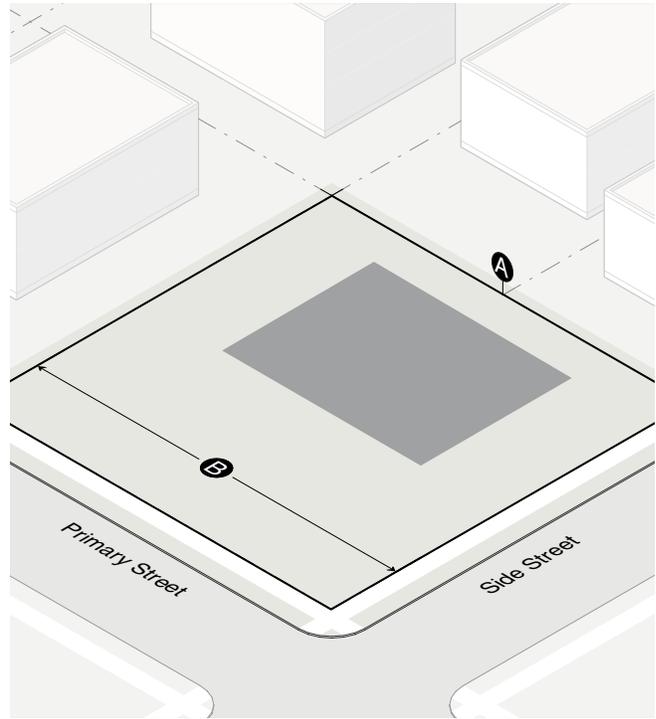
Description

IH is intended to accommodate a broad range of high-impact manufacturing or industrial uses, that by their nature, create a nuisance and which are not properly associated with or are not compatible with nearby residential or commercial uses. IH should be applied in established heavy industrial areas or where such a land use pattern is desired in the future.

Building Types Allowed

Building types are not applicable in the IH district. Buildings in this district may be unique in nature and should be purpose built.

6.2.2. Lot Dimensions

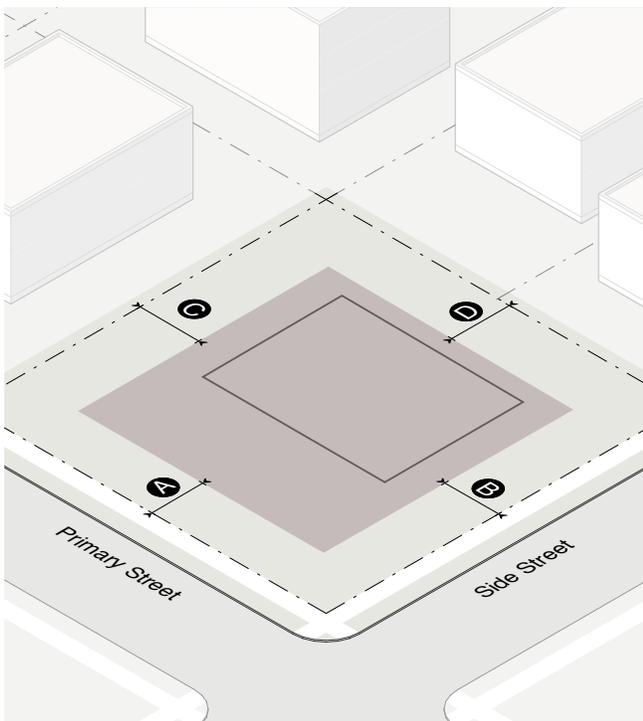


Lot

Area	7,000 SF min	A
Width	70' min	B
Coverage		
Lot coverage	60% max	

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6.2.3. Building Placement



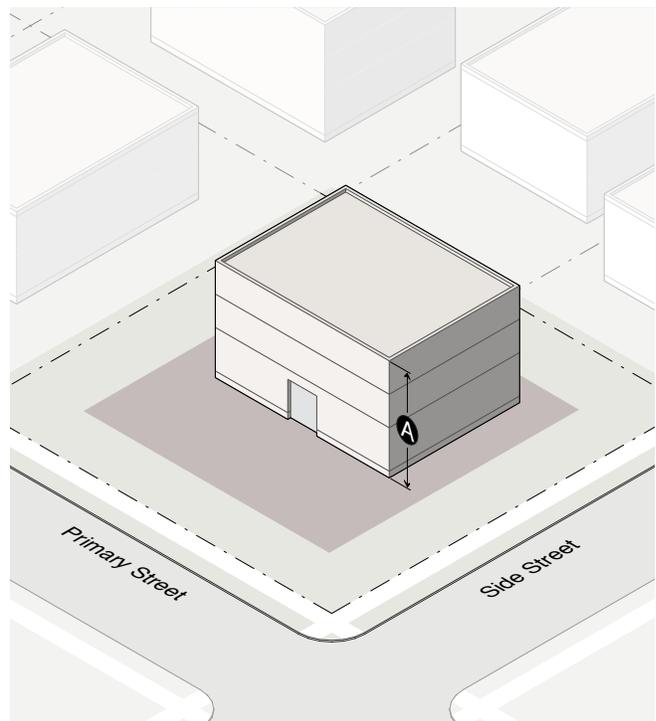
Building and Structure Setbacks

Primary street	20' min	A
Side street	20' min	B
Side interior	20' min	C
Rear	20' min	D

Parking Location

Front yard	Allowed
Corner yard	Allowed
Side yard	Allowed
Rear yard	Allowed

6.2.4. Building Height



Height

All buildings	30'	A
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