

2.5.14 - Light Industrial 20a (ML-20a).

In an ML-20a light industrial district no land shall be used and no building shall be erected for or converted to any use other than:

a) *Principal uses:* The following uses shall be permitted as principal uses:

- 1) Any manufacturing, wholesale or storage uses except those operations such as saw and planing mills, manufacturing uses involving primary production of storage or wood, metal or chemical products from raw materials, construction materials, batching yard, foundry type operation, material or auto salvage and/or wrecking operation or other industrial operations not listed, provided that such uses shall be contained within an enclosed building.
- 2) Research, provided such uses shall be contained completely within an enclosed building and is not noxious or offensive by reason of the emission of odor, dust, gas fumes, noise, vibration, light, radio emission, radiation or any research uses detrimental to life, health or property.
- 3) Governmental buildings and uses.
- 4) Public utility uses.
- 5) Warehousing completely within an enclosed building.
- 6) Commercial and professional offices.
- 7) Wholesale distribution facilities completely within an enclosed building.
- 8) Sexually oriented businesses licensed and operating in compliance with chapter 46 of the Code of Civil and Criminal Ordinances of the City of Irving.
- 9) Public and nonprofit institutions of an educational, religious or cultural type excluding corrective institutions and hospitals.
- 10) Public and private noncommercial recreational areas and facilities such as public parks, country clubs and golf courses, excluding miniature golf and driving ranges.

b) *Accessory uses:* The following uses shall be permitted as accessory uses elsewhere than within a front yard and no nearer than thirty (30) feet to any street right-of-way:

- 1) Mechanical equipment no nearer than one hundred twenty (120) feet to any principal building used for residence within an "R" district.
- 2) Provisions for the parking of automobiles provided that such provisions within sixty (60) feet of a developed lot in an "R" district shall be separated from said lot by a blind fence or wall at least six (6) feet high.
- 3) Garbage storage no nearer than thirty (30) feet from a lot zoned for any residential use or developed lot occupied by a residence designed for occupancy by one (1) or more

families, provided that garbage storage within sixty (60) feet of such a lot shall be enclosed by a blind fence or wall, and the contents of which shall be stacked no higher than one foot below the top of the fence or wall.

- 4) Employee facilities, including employee cafeteria.
- 5) Outside storage, provided that such storage shall be completely encompassed by a blind fence or wall at least seven (7) feet high and provided that materials stored shall be stacked no higher than one foot below the top of the fence or wall.
- 6) Retail sales of goods manufactured on the premises. No structure shall be erected, converted, or constructed to allow for the interior passage of motor vehicles for the retail sales or delivery of foods or beverages.
- c) *Parking regulations:* Off-street parking shall be provided in accordance with the provisions of this ordinance and other applicable ordinances of the city.
- d) *Area regulations:* The following minimum requirements shall be required:
 - 1) Depth of front yard: 30 feet
 - 2) Depth of rear yard: 10 feet
 - 3) Width of side yard: 10 feet
 - 4) Width of lot: 80 feet
 - 5) Depth of lot: 150 feet
 - 6) Distance between detached buildings: 20 feet
 - 7) Lot area: 20,000 square feet
- e) *Height and area regulations:* The following maximum heights and area regulations shall be observed:
 - 1) Height of principal structure: one-half the shortest distance between the structure and the nearest developed lot in an "R" district used for dwelling purposes, or three (3) stories or fifty (50) feet, whichever is least.
 - 2) Height of accessory structure: one-half the shortest distance between the structure and the nearest developed lot in an "R" district used for dwelling purposes or one (1) story, or thirty (30) feet, whichever is least.

This information is deemed reliable but not guaranteed. The Buyer is responsible to do their own due diligence before purchasing a property.