
Sec. 4.16. "ILW" Industrial, Light and Warehousing.

4.16.1 *Districts and intent.* The "ILW" Industrial, Light and Warehousing category includes one zone district: ILW. This district is intended for light manufacturing, processing, storage and warehousing, wholesaling, and distribution within the designated urban development areas defined within the county's comprehensive plan. Service and commercial activities relating to the character of the district and supporting its activities are permitted. Certain commercial uses relating to automotive and heavy equipment sales and repair are permitted, but this district shall not be deemed commercial in character. Regulations for this district are intended to prevent or reduce adverse impacts between the uses in this district, and also to protect nearby residential and commercial districts. Performance standards are applied at lot lines. (See article 14).

4.16.2 *Permitted principal uses and structures.*

1. Wholesaling, warehousing, storage or distribution establishments and similar uses.
2. Research laboratories and activities in completely enclosed buildings.
3. Light manufacturing, assembling, processing (including food processing, but not slaughterhouses), packaging or fabricating in completely enclosed building.
4. Printing, lithographing, publishing, photographic processing, blue printing or similar establishments.
5. Outdoor storage yards and lots, provided this provision shall not permit wrecking yards (including automobile wrecking yards), junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, junk automotive vehicles, or second-hand automotive parts.
6. Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, and farm equipment; motor vehicle body shop; establishments for sale of farm supplies, lumber and building supplies, monuments, automotive vehicle parts and accessories (but not junk yards or automotive vehicle wrecking yards), and similar uses.
7. Service establishments catering to commerce and industry including linen supply, freight movers, communications services, business machine services, canteen service, restaurant, employment agency, sign company, pest control, water softening establishment and similar uses.
8. Service establishments such as crematory.
9. Vocational, technical, trade, or industrial schools and similar uses.
10. Medical clinic in connection only with industrial activity.
11. Miscellaneous uses such as express or parcel delivery office, telephone exchange, commercial parking lots and garages, motor bus or truck or other transportation terminal.
12. Radio and television stations.
13. Building trades contractor including on premises storage yard for materials and equipment, but no manufacturing of concrete or asphalt is permitted.
14. Railroad switching, freight, and storage yards; railroad buildings and maintenance structures.
15. Existing churches and other houses of worship.
16. Existing single-family and multiple-family dwellings.
17. Public and private schools providing technical services in association with industrial uses.
18. Other similar uses, which are compatible with the uses of the district.

Site and development plan approval is required for all permitted uses and structures in accordance with section 14.13.

(Ord. No. 2017-10, § 1, 5-18-17)

4.16.3 *Permitted accessory uses and structures.*

1. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures.
2. On-site signs. (See section 4.2.)

4.16.4 *Prohibited uses and structures.* Any uses or structures not specifically, provisionally, or by reasonable implication permitted herein, including the following, which are listed for purposes of emphasis:

1. Petroleum bulk storage and sales.
2. Yards or lots for scrap or salvage operations or for processing, storage, display, or sale of any scrap, salvage, or second-hand building materials and automotive vehicle parts.
3. Wrecking yards (including automotive vehicle wrecking yards) and junk yards.
4. Manufacturing activities not in completely enclosed buildings.
5. Any use not conforming to performance standards of article 14.

4.16.5 *Special exceptions.*

(See also articles 12 and 13)

1. Off-site signs. (See also section 4.2.)
2. Truck stops and automotive service and self service stations. (See section 4.2 for special design standards for automotive service stations.)
3. Public buildings and facilities.
4. Churches and other houses of worship.
5. Business and professional offices.

(Ord. No. 2000-6, § 1, 5-18-06)

4.16.6 *Minimum lot requirements (area, width).*

1. All permitted and structures (unless otherwise specified):

Minimum lot area: None.

Minimum lot width: None.

4.16.7 *Minimum yard requirements (depth of front and rear yard, width of side yard).*

(See section 4.2 for right-of-way setback requirements.)

1. All permitted or permissible uses and structures (unless otherwise specified):

Front: 20 feet, of which no less than one-half the depth shall be maintained as a landscaped area; the remainder may be used for off-street parking, but not for buildings. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways.

Side and rear: 15 feet except where railroad spur abuts side or rear property line, in which case no yard is required.

Special provisions: A minimum 35-foot natural buffer shall be required from wetlands, and 50 feet from perennial rivers, streams and creeks. The location of any structure (except permitted docks, walkways and piers) shall be prohibited within these buffer areas.

4.16.8 *Maximum height of structures: no portion shall exceed*

(See also Section 4.2 for exceptions)

50 feet. Except the planning and zoning board or board of adjustment may approve structures in excess of 50 feet in areas deemed appropriate and/or in keeping in characteristic of existing or intended development in the area, provided that no structure shall exceed height limitations prescribed by the Federal Aviation Agency or airport zoning regulations within the flight-approach zone of airports.

(Ord. No. 2019-09, § 1, 8-1-19)

4.16.9 *Maximum lot coverage by all buildings.* In addition to meeting the required lot yard, building height, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.16.10 *Minimum landscaped buffering requirements.*

(See also Section 4.2

1. All permitted uses (unless otherwise specified):

Where a use listed under 1. above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than thirty (30) feet in width along the affected rear and/or side yards as the case may be.

4.16.11 *Minimum off-street parking requirements.*

(See also section 4.2.)

1. *Warehousing and storage only.* One space for each 6,000 square feet of floor area.
2. *Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, and farm equipment; motor vehicle body shops; retail establishments for sale of farm supplies, lumber and building supplies, monuments, and automotive vehicle parts and accessories; crematories; and similar uses.* One space for each 350 square feet of floor area, plus, where applicable, one space for each 1,000 square feet of lot or ground area outside buildings used for any type of sales, display, or activity.
3. *Restaurants.* One space for each three seats in public rooms.
4. *Miscellaneous uses such as express or parcel delivery office, telephone exchange, motor bus or truck or other transportation terminal.* One space for each 350 square feet of floor area.
5. *For uses specifically listed under CI.* As for CI off-street parking requirements.
6. *Other permitted uses (unless otherwise specified).* One space for each 500 square feet of floor area.

Note. Off-street loading required. (See section 4.2.)

(Ord. No. 2013-4, § 1, 3-21-13)