

CHAPTER 1141
U-6 Limited Industrial District

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1141.01 INTENT.

It is the intent of this Chapter (Class U-6 District) to provide for and encourage the reuse and redevelopment of industrial parks as a high-density mixed-use development District in order to create jobs and to enhance the tax base of the City. These regulations are intended to provide for the integration of basic industrial and manufacturing uses with office, service, and limited retail uses into a cohesive employment center. This Chapter (Class U-6 District) is established, among other purposes, to control and regulate permitted uses in this District and other similar uses. The intent is to regulate and encourage limited manufacturing, research and development laboratories, office complexes and wholesale offices within close proximity to interstate transportation and developed in such a manner that all buildings will function as a unified high quality science and office park. The development standards are designed to ensure a park-like environment not only for the benefit of uses within the District but to protect and harmonize with the surrounding residential areas of the City.

1141.02 PERMITTED USES.

Buildings and land in a Class U-6 Limited Industrial District shall be used and buildings shall be designed, created, altered or intended only for the uses specifically designated herein:

- (a) Professional, administrative, executive, and sales offices;
- (b) Professional medical offices;
- (c) Training facilities;
- (d) Contractor offices, workshops, and equipment storage;
- (e) Research and development laboratories and testing facilities;
- (f) Wholesale businesses and showrooms;
- (g) Retail sales associated with wholesale businesses and showrooms, interior decorating and design services, or with articles or goods created,

- manufactured, or assembled on the premises;
- (h) Storage and distribution of finished or packaged goods;
- (i) Light manufacturing, fabrication and assembly operations;
- (j) Business services;
- (k) Printing, publishing, engraving, coping, blueprinting and reproduction services;
- (l) Interior decorating and design services and facilities;
- (m) Postal facilities and package delivery services;
- (n) Public utility facilities;
- (o) Municipal facilities; and
- (p) Athletic facilities, fitness centers, and health spas.

1141.03 CONDITIONALLY PERMITTED USES.

The following uses may be permitted in a Class U-6 District provided that they first obtain a Conditional Use Permit:

- (a) Licensed health care facilities.
- (b) Accessory outdoor storage of equipment and/or materials.
- (c) Other similar, harmonious and compatible uses as may be determined by the Planning Commission and approved by City Council.

1141.04 ACCESSORY USES.

Accessory uses incidental and subordinate to a permitted main use listed above shall be permitted provided they are planned and developed in connection with the main building. Such accessory uses among those permitted under this section shall include:

- (a) Signs in conformance with Chapter 1163;
- (b) Parking garages and off-street parking and loading areas as provided herein and in conformance with Chapter 1161;

1141.05 MINIMUM LOT AND COVERAGE REQUIREMENTS.

In a Class U-6 Limited Industrial District, each main use shall be on a lot of not less than 2.0 acres in area. The minimum width of the lot at the building line shall be not less than 200 feet. Not more than fifty percent (50%) of the lot shall be improved with buildings

1141.06 BUILDING SETBACKS.

- (a) Front Building Setback. All buildings shall be setback a distance of thirty (30) feet from the street right-of-way line.
- (b) Corner Lots. On corner lots, the building shall be setback a distance of thirty (30) feet from both street right-of-way lines.
- (c) Side And Rear Yard Setbacks. In a Class U-6 District where a side or rear line of a lot adjoins a Class U-1, U-2 or U-3 District, no building, main or accessory use shall be located within one hundred fifty (150) feet of the lot line abutting such district. Where a side or rear lot line abuts any U-4 zoning district, the minimum setback shall be one hundred (100) feet from such lot line. Where a side or rear line abuts another U-6 property the side from such lot line shall be thirty (30) feet except where a lesser setback is approved by the Planning Commission as part of the Site

Development Plan approval.

- (d) Projections Into Yards. Yards herein provided for shall be open for their full required dimensions from the ground, or other level, permitted by this chapter to the sky, unobstructed, except for the ordinary projections of window sills, belt courses, cornices and other ornamental fixtures or eaves, not more than two (2) feet.

1141.07 PARKING SETBACKS.

- (a) Front Parking Setback. Accessory off-street parking in a front yard shall be permitted no closer than thirty (30) feet from a street right-of-way line. Front yards shall be landscaped appropriately and well maintained in accordance with a detailed plan submitted to and approved by the Planning Commission.
- (b) Corner Lots. On corner lots, the minimum parking setback along both street frontages shall be thirty (30) feet.
- (c) Side and Rear Yard Setbacks. Accessory parking shall be setback a minimum of one hundred (100) feet of any lot line abutting a Class U-1, U-2 or U-3 District and such setback area shall be appropriately landscaped and well maintained, in accordance with a detailed plan submitted to and approved by the Planning Commission. Where a lot line abuts any non-residential zoning district, the minimum parking setback shall be twenty (20) feet except where a lesser setback is approved by the Planning Commission as part of the Site Development Plan approval

1141.08 PARKING REQUIRED.

Accessory off-street parking shall be provided for every use in conformance with the standards and provisions of Chapter 1161.

1141.09 HEIGHT REGULATIONS.

No principal building shall be erected with a height in excess of seventy-five (75) feet. Chimneys, flagpoles, towers and other permitted appurtenances located upon or constituted as an integral part of a main building, may be erected above the height limits, but shall not exceed the height of the building by more than fifteen (15) feet. No detached accessory structure shall exceed twenty-five (25) feet in height, except as specifically authorized by the Planning Commission.

1141.10 . DEVELOPMENT PLAN REQUIREMENTS.

Each Site Development Plan submitted in a U-6 District shall conform to the following requirements. A Development Plan shall be prepared for all proposals for development in a U-6 District and submitted to the Planning Commission for approval. No building permit shall be issued for a new building alternation, or addition to an existing building within a U-6 District until the Planning Commission and City Council grant final site plan approval.

Unless exempted by the Planning Commission, Development Plans shall include:

- (a) Preliminary Development Plan. Preliminary development plans shall be submitted in sufficient detail to permit an understanding of the style of the development, the design of the buildings and the number, size and type of dwelling units or commercial structures. Preliminary development plans shall include a survey of the property and topography, showing the land owned and proposed for development, the natural grade and approximate proposed finished grade; and a schematic site plan showing building placement, parking, traffic circulation and streets, existing utilities and primary front elevations of buildings.
- (b) Final Development Plan. The Final Development Plan shall be a detailed site plan of the proposed development, or of a specific phase of the proposed development, which shall include the following components:
 - (1) Buildings. The location, size, height and use of all proposed main and accessory buildings and their general design, color and external building material.
 - (2) Streets. The proposed system of circulation of vehicular traffic, including delivery trucks; details for connections to present streets; type of pavement; and estimates of traffic volumes. Traffic studies will be required if the Planning Commission or the City Engineer so request.
 - (3) Utilities. The plans for all proposed utility installations and connections.
 - (4) Parking and traffic circulation plan. A layout and estimate of the number of spaces, design features and type of pavement, as well as a Parking and Traffic Circulation Plan. The Planning Commission may approve driveway curb cuts into the internal site roadway of the U-6 District upon application on an individual site plan basis. Such approval may be granted after a finding that a proposed curb cut is consistent with the protection of the health, safety and welfare of the traveling public and is consistent with the intent and purposes of this chapter.
 - (5) Landscape plan. Proposed designs of landscaping, planting areas, identification and location of principal trees and plants shall be submitted with the building plans.
 - (6) Lighting plan. All site lighting shall be low in scale and unobtrusive and without glare to persons in passing motor vehicles, other buildings, or pedestrians and designed to interfere as little as possible with surrounding development. The lighting plan shall include a photometric plan.
 - (7) Signs. Signs, in accordance with Chapter 1163 of this Planning and Zoning Code.
 - (8) Grading and drainage plan. Final grading and drainage arrangements, including storm water management provisions and drainage calculations.

- (9) Tree preservation plan. Plan identifying trees and vegetation to be preserved.

1141.11 DEVELOPMENT PLAN APPROVAL.

The Planning Commission shall review each application and approve those applications which meet or exceed all applicable City codes. Both Preliminary Development Plans and Final Development Plans shall be subject to the approval of the Planning Commission. When the Planning Commission determines that the Preliminary Development Plan or Final Development Plan is in accord with this Planning and Zoning Code and other ordinances of the City, the Commission shall approve such plans, and transmit same to Council for their review and action. All plans and recommendations made by the Planning Commission shall be submitted to City Council for approval before becoming effective.

1141.12 PERFORMANCE STANDARDS.

All uses shall be regulated to comply with the following performance standards at the nearest street or property line:

- (a) Noxious, toxic or corrosive fumes or gases shall not be emitted which would be injurious or detrimental to persons, property or vegetation or to be discernible to the sense of smell.
- (b) No deleterious, corrosive, toxic, explosive or other environmentally hazardous materials or waste shall be discharged into any sanitary or storm sewer or natural watercourse, or into the air or ground.
- (c) Glare or brightness caused by operations or illumination of buildings shall be shielded so as not to create a nuisance.
- (d) Electrical disturbance shall not be created that would adversely affect in any way the operation of sound, radio, television or computer equipment.
- (e) Noise or vibrations which are incidental to the use shall not interfere with the life, health, safety and welfare of persons or property.