

B. IL – Light Industrial District

This district provides space for a range of industrial and related uses that conform to a high level of performance standards and have the least objectionable characteristics. It is required that all operations of such establishments with the exception of limited outdoor storage be carried on within completely enclosed buildings thus providing a standard of development which removes most adverse characteristics that affect neighboring properties. These districts may provide a buffer between other districts and other industrial activities that have more objectionable influences. New residential activities are excluded, and community facilities and commercial establishments that complement and provide needed services for industry are permitted.

1. Uses Permitted.

- Administrative Services
- Animal Care & Veterinarian Services
- Automotive Parking
- Automotive Servicing
- Building Materials and Farm Equipment
- Consumer Repair Services
- Convenience
- Commercial
- Community Assembly
- Entertainment & Amusement Services
- Financial, Consultative & Administrative
- Food & Beverage Services
- General Business & Communication Services
- Heavy Construction Service
- Light Construction Service
- Light Industry
- Medium Industry
- Plant & Forest Nurseries
- Transport & Warehousing
- Undertaking Services
- Vehicular, Craft & Related Equipment Sales
- Wholesale Sales

2. Allowed as a Conditional Use.

- Cultural and Recreation Services
- Intermediate Impact

3. Uses Prohibited.

- Any use not specifically

4. Minimum Lot Area

- Area: 15,000 sq. ft.

5. Minimum Building Setbacks.

- Setbacks:
 - Front – 40 ft.
 - Rear – 40 ft.
 - Side – 40 ft.
- No yard is required for that part of the lot that abuts a railroad right-of-way.
- Adjoining a residential district - 75 ft.

6. Height.

- Maximum Building Height – 5 stories or 75 ft.

7. Building Area

- Area – 50% of the total lot