

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