

Art. 3—10

LIGHT INDUSTRIAL DISTRICT (I—2)

A. General Description

This district is intended for manufacturing and assembly plants and warehouses that are conducted in such a manner that noise, odor, dust, and glare of each operation is completely confined within an exposed building.

B. Residential Use Prohibited

No Structure may be constructed or altered for residential use within this district.

C. Uses Permitted on Review

All uses in this district must be reviewed and approved by the Planning Commission and must conform to the descriptions below:

1. The manufacturing, compounding, processing, packaging, or assembly of such products as prohibited in the C—1 and C—3 district when found not to be detrimental to uses of adjacent areas or other uses within the 1—2 district, and which noise, dust, odor, vibration, or congestion is entirely contained within buildings.
2. Storage of bulk material as is prohibited in the C—2 and C—3 district, when the Board of Zoning Adjustment determines that the specific location and safeguards provided will also reduce the danger of fire or explosion so as not to be hazardous to the health, safety, or general welfare of the persons lawfully occupying adjacent properties or the citizens of the City Hope.

D. Area Regulations

1. The area of the lot occupied by all structures shall not exceed 60 percent of the total lot area.
2. No building shall be altered and no new building constructed on any lot having a width of less than 50 feet at the front building line.
3. No building shall be altered and no new building shall be constructed on any lot having less than 5,500 square feet of area.
4. Buildings shall provide a front yard of not less than 30 feet, a rear yard of not less than 25 feet, and two side yards, each not less than 15 feet; provided, however, that where a railroad track is used jointly, the side

yard on the track side may be reduced to conform to the track layout.

E. Height Regulations

Buildings may be erected to a height of 35 feet, provided, however, that where it can be demonstrated that equipment and structures to house the operation will require a greater height than the height limitation, the limitation may be waived upon application to the Board of Zoning Adjustment. It is provided that elevator shafts, air conditioning units, cooling towers, water tanks, and other appurtenances necessary and accessory to the permitted use may exceed the height limit up to 60 feet total height, provided that for every 5 feet of increment above the permitted height of 35 feet, there shall be one foot additionally required front, side, and rear yard; and further provided that no illuminated sign, name plate, display, or advertising device of any kind, shall be inscribed or attached to the portion of any structure exceeding the height limitation.

F. Off—Street Parking

Off—street parking shall be provided in accordance with Chapter V. In all cases, the forwardmost 25 feet of the front yard shall be maintained as unobstructed open space and shall not be used for parking unless proper control is provided through curb lines, entrances, and exits; and in no case will parking be permitted in a manner so as to result in automobile backing into any street or otherwise interfering with moving traffic.

G. Off—Street Loading Requirements

Off—street loading space shall be provided in the following ratio:

1. For structures containing less than 25,000 square feet of gross floor area, one foot for each 12,500 square feet of gross floor area or increment thereof. Each berth shall have a net area of not less than 420 square feet.
2. For structures containing 25,000 or more square feet of gross floor area, the number of berths are specified in the following table. Each such berth shall be at least 10 feet wide, 35 feet long, and 15 feet high.

<u>Square Feet of Gross Floor Area</u>	<u>Required No. of Berths</u>
25,000 up to and including 40,000	1
40,001 up to and including 100,000	2

100,000 up to and including 160,000	3
160,001 up to and including 240,000	4
240,001 up to and including 320,000	5
320,001 up to and including 400,000	6
For each additional 90,000 over 400,000	1 additional

In addition, there shall be area or means adequate for ingress and egress which shall be so arranged as to permit maneuvering of a truck to reach a loading space by a single backing movement, utilizing property on the lot only.

H. Landscaped Area Requirements

Each lot shall provide and maintain a landscaped area in the front and side yard setback area. Such landscaped areas must cover at least 35 percent of the total front and side yards and shall be designed to prevent automobiles from crossing or driving onto them. A landscaped strip at least 10 feet wide, exclusive of walks and driveways, shall be provided on each street property line. The area shall be suitably treated with ground cover, trees, and shrubs to present an attractive appearance to the industrial district.

I. Sign Regulations

1. Each business establishment may install one sign not exceeding 32 square feet in area to advertise a product or products in the name of the firm provided that:

- (a) No sign shall be located within 10 feet of the street right-of-way or of a residential district.
- (b) No sign shall be illuminated by other than a constant indirect ray, the source of which is not visible from any property line.
- (c) No sign shall extend higher than the front of the building.