

## **SUBCHAPTER 40: LIGHT INDUSTRIAL (IL) ZONE**

### **40.005 Purpose**

The purpose of the Light Industrial (IL) zone is to define and protect areas suitable for a wide range of light manufacturing and related activities.

### **40.010 Permitted Uses**

Permitted uses within the Light Industrial (IL) Zone are presented in Subchapter 37. Uses not allowed within the matrix are considered to be prohibited, except as provided in Section 10.050 or 40.015.

### **40.015 Conditional Uses**

If authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in an IL zone:

- A. Chemicals, fertilizers, insecticides, paint and allied products manufacturing facilities:
- B. Colleges and Vocational Schools
- C. Entertainment, Major Event
- D. Food, grain, feed, and derivative products processing facilities:
- E. Meat products processing and manufacturing facilities
- F. Paper and allied products manufacturing facilities:
- G. Textiles and Finished Textile Products, Excluding Leather Products
- H. Underground storage of petroleum products.
- I. Waste Related, Excluding Recycling and Cogeneration

### **40.020 Prohibited Uses**

Within an IL zone, the following uses are explicitly prohibited:

- A. Residential dwellings of any kind, excepting dwellings or manufactured dwellings used for caretakers or night watch persons.
- B. Automobile wrecking yards.

### **40.021 Special Use Limitations for Marijuana Facilities**

Special use limitations for marijuana facilities in industrial zones are presented in IDC Subchapter 45.

#### 40.025 Area and Dimension Requirements

Allowed height, lot area, setbacks and other area and dimension requirements in the Light Industrial (IL) Zone are presented in IDC Subchapter 38.

#### 40.045 Parking and Access

- A. When a front setback is required under Section 40.025 the following standards shall apply:
  - 1. Parking shall be prohibited between front building line and street; and
  - 2. No parking area shall exceed 50% of the total frontage of the site.
- B. Access points to property from a street shall be located to minimize traffic congestion, and maximum effort shall be made to avoid directing traffic into residential areas. Existing access roads and access points shall be used to the maximum extent possible to serve the greatest number of uses. All access roads and driveways shall be surfaced with asphaltic concrete or similar permanent surfacing.

#### 40.060 Industrial Performance Standards

Performance standards for development in industrial zones are presented in IDC Subchapter 39.

#### 40.065 Conditions

Conditions may be established for any use, activity, or structure in the IL zone. Such conditions shall be the minimum necessary to insure that the purpose of the IL zone is accomplished. Guarantees and evidence that such conditions will be complied with may be reviewed.