

SECTION 4.16 "ILW" INDUSTRIAL, LIGHT AND WAREHOUSING

4.16.1 DISTRICTS AND INTENT

The "ILW" Industrial, Light and Warehousing category includes one (1) zone district: ILW. This district is intended for light manufacturing, processing, storage and warehousing, wholesaling, and distribution within the designated urban development areas defined within the County's Comprehensive Plan. Service and commercial activities relating to the character of the district and supporting its activities are permitted. Certain commercial uses relating to automotive and heavy equipment sales and repair are permitted, but this district shall not be deemed commercial in character. Regulations for this district are intended to prevent or reduce adverse impacts between the uses in this district, and also to protect nearby residential and commercial districts. Performance standards are applied at lot lines (see Article 14).

4.16.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Wholesaling, warehousing, storage or distribution establishments and similar uses.
2. Research laboratories and activities in completely enclosed buildings.
3. Light manufacturing, assembling, processing (including food processing, but not slaughter houses), packaging or fabricating in completely enclosed building.
4. Printing, lithographing, publishing, photographic processing, blue printing or similar establishments.
5. Outdoor storage yards and lots, provided, this provision shall not permit wrecking yards (including automobile wrecking yards), junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, junk automotive vehicles, or second-hand automotive parts.
6. Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, and farm equipment; motor vehicle body shop; establishments for sale of farm supplies, lumber and building supplies, monuments, automotive vehicle parts and accessories (but not junk yards or automotive vehicle wrecking yards), and similar uses.
7. Service establishments catering to commerce and industry including linen supply, freight movers, communications services, business machine services, canteen service, restaurant, employment agency, sign company, pest control, water softening establishment and similar uses.
8. Service establishments such as crematory.
9. Vocational, technical, trade, or industrial schools and similar uses.
10. Medical clinic in connection only with industrial activity.
11. Miscellaneous uses such as express or parcel delivery office, telephone exchange, commercial parking lots and garages, motor bus or truck or other transportation terminal.
12. Radio and television stations.

13. Building trades contractor including on premises storage yard for materials and equipment, but no manufacturing of concrete or asphalt is permitted.
14. Railroad switching, freight, and storage yards; railroad buildings and maintenance structures.

Site and development plan approval (see Section Article 14) is required for the following uses:

1. All commercial or industrial developments.

4.16.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures.
2. On-site signs (see Section 4.2).

4.16.4 PROHIBITED USES AND STRUCTURES

Any uses or structures not specifically, provisionally, or by reasonable implication permitted herein, including the following, which are listed for purposes of emphasis:

1. Petroleum bulk storage and sales.
2. Yards or lots for scrap or salvage operations or for processing, storage, display, or sale of any scrap, salvage, or second-hand building materials and automotive vehicle parts.
3. Wrecking yards (including automotive vehicle wrecking yards) and junk yards.
4. Manufacturing activities not in completely enclosed buildings.
5. Any use not conforming to performance standards of Article 14.

4.16.5 SPECIAL EXCEPTIONS (see also Articles 12 and 13)

1. Off-site signs (see also Section 4.2).
2. Truck stops and automotive service and self service stations (see Section 4.2 for special design standards for automotive service stations).
3. Public buildings and facilities.

4.16.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted and structures (unless otherwise specified):

Minimum lot area	None.
Minimum lot width	None.

4.16.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard) (See Section 4.2 for right-of-way setback requirements.)

1. All permitted or permissible uses and structures (unless otherwise specified):

Front	20 ft. of which no less than ½ the depth shall be maintained as a landscaped area; the remainder may be
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used for off-street parking, but not for buildings. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways.

Side and Rear 15 ft. except where railroad spur abuts side or rear property line, in which case no yard is required.

Special Provisions: A minimum undisturbed, vegetated buffer of fifty (50) feet measured from the generally recognized bank of all perennial rivers, streams and creeks shall be required. Exception shall be made for the provision of reasonable access to the river, stream or creek and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed twenty-five (25) feet in width.

4.16.8 **MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED**
(see also Section 4.2 for exceptions)

35 ft.

4.16.9 **MAXIMUM LOT COVERAGE BY ALL BUILDINGS**

In addition to meeting the required lot yard, building height, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.16.10 **MINIMUM LANDSCAPED BUFFERING REQUIREMENTS**
(see also Section 4.2)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than twenty-five (25) ft. in width along the affected rear and/or side yards as the case may be.

4.16.11 **MINIMUM OFFSTREET PARKING REQUIREMENTS**
(see also Section 4.2)

1. Warehousing and storage only: one (1) space for each one thousand five hundred (1,500) sq. ft. of floor area.

2. Retail commercial establishments for sale, repair, and service of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, and farm equipment; motor vehicle body shops; retail establishments for sale of farm supplies, lumber and building supplies, monuments, and automotive vehicle parts and accessories; crematories; and similar uses: one (1) space for each three hundred fifty (350) sq. ft. of floor area, plus, where applicable, one (1) space for each one thousand (1,000) sq. ft. of lot or ground area outside buildings used for any type of sales, display, or activity.

3. Restaurants: one (1) space for each three (3) seats in public rooms.

4. Miscellaneous uses such as express or parcel delivery office, telephone exchange, motor bus or truck or other transportation terminal: one (1) space for each three hundred fifty (350) sq. ft. of floor area.
5. For uses specifically listed under CI: As for CI OFFSTREET PARKING REQUIREMENTS.
6. Other permitted uses (unless otherwise specified in paragraph 1 through 5, and 7 of Section 4.16.11): one (1) space for each five hundred (500) sq. ft. of floor area.
7. Light industrial and related warehouse facilities, only:
 - a. This paragraph 7 shall apply only to light industrial facilities and the warehouse facilities adjoining that light industrial facility or located on the same parcel of land as the light industrial facility and being connected to the light industrial facility by walkway, driveway, conveyor belt or other connecting manner, and being used only for the housing and warehousing of materials, tools or equipment used by, or products produced by, the light industrial facility. Nothing in this paragraph 7 shall be construed to apply to a warehouse not located on the same parcel of land as the light industrial facility and not having direct connection, as aforesaid, to the warehouse facility. Nothing in this paragraph 7 shall be construed to relate to, or allow, the warehouse facility to be used for storage of property of any kind not having a direct use and purpose for that light industrial facility.
 - b. For Single Shift Daily Operation:
 - (1) 0.6 spaces per on-site employee (i.e., delivery truck drivers who do not drive their own vehicles to work are not included in the employee count); plus
 - (2) One (1) space for every facility owned passenger vehicle; plus
 - (3) A minimum of six (6) visitor parking spaces for facilities that employ up to fifty (50) on-site employees, eight (8) visitor parking spaces for facilities that employ between fifty-one (51) and one hundred fifty (150) on-site employees; and ten (10) visitor parking spaces for facilities that employ over one hundred fifty-one (151) on-site employees.
 - c. For Multiple Shift Daily Operation:
 - (1) 0.6 spaces per on-site employee for the shift that employs the largest number of persons; plus
 - (2) 2/3 times the number of parking spaces calculated in paragraph 1, immediately above, to accommodate parking during shift changes; plus
 - (3) One (1) space for every facility owned passenger vehicle; plus
 - (4) A minimum of six (6) visitor parking spaces for facilities that employ up to fifty (50) on-site employees during the peak shift; eight (8) visitor parking spaces for facilities that employ between fifty-one (51) and one hundred fifty (150) on-site employees during the peak shift; and ten (10) visitor parking spaces for

facilities that employ over one hundred fifty-one (151) on-site employees during the peak shift.

d. Determination for Unlisted Uses or Alternative Parking:

- (1) The provisions of this paragraph (d) shall relate and apply only to this paragraph 7.
- (2) In the cases or situations of uses not listed within the foregoing provisions of this paragraph 7 for minimum required off-street parking spaces as relating to light industrial and warehouse facility a written petition may be filed with the Land Use Administrator requesting allowance for a case or situation not listed within the foregoing provisions of this paragraph 7, and the Land Use Administrator, after consultation with the County's Consulting Engineers, County Attorney, County Coordinator and County Building Official, may make a determination either approving or rejecting the request of that petition, based on competent and substantial facts presented to the Land Use Administrator.
- (3) In making the determination, as aforesaid, the Land Use Administrator shall be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed use and studies of the parking requirements of such uses in other jurisdictions; it shall be the responsibility of the applicant to provide that technical data and information, in support of the applicant's petition.
- (4) The Land Use Administrator may approve alternative parking standards in situations where an applicant can sufficiently demonstrate that a particular situation is unusual, unique, or poses practical difficulty, and the determination made by the Land Use Administrator shall be based upon competent and substantial technical and factual justification such as independent parking analysis, recognized parking standards, such as but not limited to Urban Land Institute (ULI) and Institute of Traffic Engineering (ITE) parking standards. It shall be the responsibility of the applicant to provide that technical and factual data and information, in support of the applicant's petition.
- (5) Any determination made by the Land Use Administrator as provided in this sub-paragraph relating to light industrial and warehouse facilities may be appealed to the Board of Adjustment by any person aggrieved in accordance with the provisions of Section 12.1.6 of these Land Development Regulations.

Note: Offstreet loading required (see Section 4.2).