

- **Sec. 62-1543. - Light industrial, IU.**

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The IU light industrial zoning classification is established to provide areas in which the principal use of land is for manufacturing, assembling and fabrication, and for warehousing. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air or street transportation routes. All property in this zoning classification shall have a structure located on the property with a minimum of 300 square feet prior to utilizing the property for any of the uses permitted in this section.

(1)

**Permitted uses.**

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a.

**The following uses and structures are permitted provided they comply with the performance standards set forth in division 6, subdivision III, of this article and take place within an enclosed building:**

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All uses permitted in the BU-1 and BU-2 classification, except, single-family residence.

b.

**Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):**

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Uses "permitted with conditions" will be controlled by [section 62-1540](#) and performance standards.

Assisted living facility.

Commercial entertainment and amusement enterprises (small scale).

Power substations and transmission facilities.

Preexisting use.

**Recovered materials processing facility.**

**Treatment and recovery facility.**

(2)

**Accessory uses.**

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a.

Customary accessory buildings and uses are permitted, including operations required to maintain or support any use permitted in this zone on the same lot as the permitted use, such as maintenance shops and machine shops.

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b.

The following uses are permitted as a convenience to the occupants thereof and their customers and employees:

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Convention or exhibition hall.

Dining facilities.

Laundry.

Recreational facilities.

c.

Roadside stands used for the sale of agricultural produce as provided in [chapter 86](#), article IV, are permitted as an accessory use.

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d.

Security trailers are permitted as an accessory use.

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(3)

*Conditional uses.* Conditional uses are as follows:

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Alcoholic beverages for on-premises consumption.

Change of nonconforming agricultural use.

Commercial entertainment and amusement enterprises (large scale).

Commercial/recreational and commercial/industrial marina.

Composting facility.

Flea markets (recreational vehicles).

Land alteration (over five acres).

Motocross.

Mulching facility.

Overnight commercial parking lot.

Substantial expansion of a preexisting use.

Truss manufacturing plant.

Wireless telecommunication facilities and broadcast towers.

(4)

**Minimum lot size.** Individual building sites shall be of such size that space requirements provided in this chapter are complied with. All lots shall have a minimum size of 20,000 square feet, and have a minimum width of 100 feet and a minimum depth of 200 feet.

(5)

**Setbacks.**

a.

**Front yard.** Structures shall be set back not less than 40 feet from the front property line.

b.

**Side yard.** No building or wall shall be located closer than 15 feet to a side yard lot line. The width of a side yard which abuts a residential district shall be at least 100 feet, 20 feet of which shall be a buffer zone.

c.

**Rear yard.** No structures or truck parking and loading shall be located closer than 25 feet to the rear lot line. Where the lot abuts a residential district, no structures shall be permitted closer than 100 feet to the rear lot line. However, no rear yard is required where the lot abuts on an existing or proposed railroad right-of-way or spur. Truck parking and loading facility setbacks is addressed in subsection (8)a. of this section.

(6)

**Maximum lot coverage.** Building coverage, including storage areas, shall not exceed 50 percent of the area of the lot.

(7)

**Structural height standards.**

a.

Where the property abuts any other land located in the GU, AGR, AU, ARR, REU, RU-1-7, RU-1-9, RU-1-11, RU-1-13, RR-1, EU, EU-1, EU-2, SEU, SR, RVP, TR-1-A, TR-1, TR-2, TR-3, TRC-1, RRMH-1, RRMH-2.5, RRMH-5, EA, PA or GML zoning classification, the maximum height threshold of any structure or building thereon shall be 35 feet.

b.

Where the property abuts any other land located in the RA-2-4, RA-2-6, RA-2-8, RA-2-10, RU-2-4, RU-2-6, RU-2-8, RU-2-10, RU-2-12, RP or BU-1-A zoning classification, the maximum height threshold of any structure or building thereon shall be 45 feet.

c.

Where the property abuts any other land located in the RU-2-15, RU-2-30, BU-1, BU-2, PBP, PIP, IU, IU-1, TU-1 or TU-2 zoning classification, the maximum height threshold of any structure or building thereon shall be 60 feet.

d.

Where any structure or building exceeds 35 feet in height, all conditions enumerated in [section 62-2101.5](#) as applicable shall be fully satisfied.

e.

Structures or buildings may not exceed the maximum height thresholds stated in this subsection unless otherwise permitted by [section 62-2101.5](#).

(8)

*Other requirements.*

a.

*Loading facilities and truck parking.* No shipping or receiving of goods shall be permitted within 100 feet of residentially zoned property. Where the lot abuts a commercial district, no truck parking and loading shall be permitted closer than 50 feet to the rear lot line. However, no rear yard is required where the lot abuts an existing or proposed railroad right-of-way or spur.

b.

*Storage.* All storage areas shall be located to the rear of the primary structures. All open areas for storage shall be enclosed by a visual barrier when viewed from the public road right-of-way or adjacent lots not industrially zoned. Such enclosure shall be a minimum of six feet and a maximum of eight feet in height, and in no case shall materials be stacked or stored so as to exceed the height of the enclosure. The enclosure shall be either a masonry wall, opaque fence, landscaped berm or other materials adequate to create a permanent opaque barrier. The storage area's entrance and exit gates shall also be opaque when materials within it are visible from any public road right-of-way or adjacent lots not industrially zoned. Storage areas must be located at least 25 feet from any side or rear lot line. No motor vehicle which is inoperable or trailer which is unusable

shall be stored or used for storage on any lot or parcel of ground in this zone unless it is within a completely enclosed building.

c.

*Fencing.* When any property used for the uses permitted in this zoning classification is contiguous to or abuts property zoned other than BU-1, BU-2, PBP, PIP, IU or IU-1, a six-foot fence shall be constructed on the contiguous property line and may be constructed within the front setback area, provided that the fence is not opaque, notwithstanding the requirements of [section 62-2109](#).

d.

*Lighting and utilities.*

1.

Shaded light sources shall be used to illuminate signs, facades, buildings, and parking and loading areas, shall be so arranged as to eliminate glare from roadways and streets, and shall be directed away from properties lying outside the district.

2.

Shaded light sources are lighting elements shielded with an opaque shade to direct the light.

3.

No neon lights, intermittent lights or flashing lights or such lighted signs shall be allowed.

e.

*Performance standards.* All permitted uses within this zone shall be subject to the performance standards outlined in division 6, subdivision III, of this article.

f.

*Riverfront property.* On property bordering a river, a minimum of 30 percent of the river frontage shall be left open as breezeway/visual corridor.

(9)

*Maximum floor area ratio.* The maximum floor area ratio shall be 2.48.

(Code 1979, § 14-20.14(C); Ord. No. 95-17, § 2, 4-11-95; Ord. No. 95-46, §§ 3, 4, 10-19-95; Ord. No. 95-47, §§ 64, 65, 10-19-95; Ord. No. 95-49, § 18, 95; Ord. No. 96-16, §§ 67, 68, 3-28-96; Ord. No. 96-35, § 1, 7-23-96; Ord. No. 97-48, § 3, 12-9-97; Ord. No. 98-12, § 15, 2-26-98; Ord. No. 98-11, § 6, 2-26-98; Ord. No. 99-07, §§ 12, 21, 1-28-99; Ord. No. 99-45, § 2, 8-12-99; Ord. No. 2000-07, § 5, 1-25-00; Ord. No. 01-07, § 7, 2-20-01; Ord. No. 01-30, § 16, 5-24-01; Ord. No. 2002-42, § 10, 8-27-02; Ord. No. 04-29, § 30, 8-5-04; Ord. No. 2004-52, § 28, 12-4-04; Ord. No. 2014-30, § 1, 10-2-14; Ord. No. 2018-10, § 7, 4-24-18)