



Light Industrial (IL)

Intent

The IL zone is intended to provide land for industrial activities of a small to medium scale where major transportation links are not typically necessary and noise, dust, vibration, glare, odors, and other adverse environmental impacts are usually minimal.

Overview of Development Standards

The IL zone has different development standards under the Standard and Optional Method. Standard Method is limited as indicated in the table below, or as indicated on the zoning map, whichever is less. Optional method is limited to the density and height indicated on the map.

Development Standard	Standard Method	Optional Method
Total Density (max. FAR)	N/A	1.5
Height (max. ft.)	45'	110'
Green Area (min. % of site area)	10% (if lot area > 10,000sf)	0 to 20% (depending on lot size and provision of residential uses)
Site Plan Required	Yes, if various criteria apply	Yes, with Sketch Plan
Public Benefits Required	No	Yes



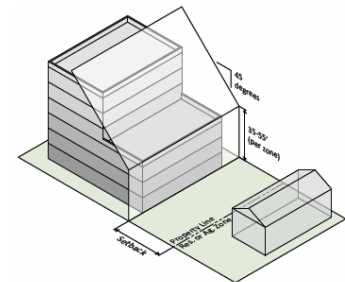
Green Area

Any development in the IL zone on a lot greater than 10,000 SF is required to provide access to active or passive recreation areas and natural features for the use and enjoyment of employees and visitors. This open space is known as green area and it may be used for:

1. Open space such as gardens, lawns, ornamental planting areas or natural habitat
2. Passive recreation areas and facilities
3. Public or private park, playground
4. Pedestrian or multipurpose trails or walkways
5. Above-ground utility rights-of-way
6. Environmental Site Design (ESD)
7. Utilities

Neighborhood Compatibility

When an IL property abuts an AC, RR, RNC, RLD, or RMD property that is not improved with a commercial, industrial, or utility use, any building must:



1. Have a minimum setback of 25' or the setback required by the adjacent property; and
2. Must not project beyond a 45° angular plane projecting over the subject property measured from a height of 35' at the setback line determined above, with the exception of those features exempt from height and setback restrictions.



Proposal based on November 22, 2011 ZAP Review Draft

