



Light Industrial (IL)

Intent

The IL zone is intended to provide land for industrial activities where major transportation links are not typically necessary and noise, dust, vibration, glare, odors, and other adverse environmental impacts are usually minimal. The IL zone is appropriate as a transitional Industrial zone between a Residentially zoned area and land classified in the IM and IH zones.

Overview of Development Standards

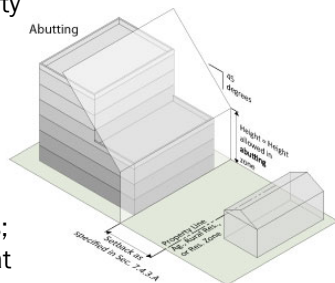
The IL zone can only be developed using the standard method. Density and height are limited as indicated on the zoning map.

| Development Standard | Standard Method |
|---------------------------------|---|
| Total Density (max FAR) | 0.25 – 1.5 |
| Height (max) | 25' – 50' |
| Open Space (min % of site area) | 5 – 10% |
| Site Plan Required | For certain limited uses; a development application including permitted or limited uses abutting or confronting property in an Agricultural, Rural Residential, Residential, or Residential Floating zone; or a development application including > 40' in height abutting or confronting property in Commercial/Residential or Employment zone |

Compatibility Standards

When an IL-zoned property abuts or confronts a property in an Agricultural, Rural Residential, or Residential zone, it may be subject to compatibility standards regarding:

1. Side and rear setbacks;
2. Height of the building at the setback line; and
3. Screening



Density and Height Limits

Density in the IL zone is calculated as an allowed floor area ratio (FAR). FAR is the ratio of the total floor area of buildings on a property to the size of that property. Each IL zone has a unique sequence of maximum total FAR and maximum height (H) subject to the limits specified in the table to the left.

For example, an IL zone with a maximum total FAR of 1.0 and a maximum height of 30 feet would be mapped as follows:

| | |
|---------|-----------|
| Example | IL1.0 H30 |
|---------|-----------|

Current I-4 zone vs Proposed IL zone

- Less open space required in the IL zone
- The IL zone has no minimum tract or lot size
- Household Living uses are not allowed in the IL zone (they are a Special Exception in I-4)
- New uses in the IL zone include Agricultural Vending, Car Wash, and Nursery
- Office, Restaurant, and Retail/Service Establishment are limited uses in the IL zone, with limits on size (they are more restricted in I-4)
- Different triggers for site plan approval and no optional method of development
- Slightly increased height and density allowed in future IL zones

