

Zoning Rewrite Implementation Worksession #4

Industrial Zones

April 17, 2013

IL and IM Modification of Uses

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

Retail/Service (up to 5,000 sf) – Permitted

Retail/Service (over 5,000 sf) – Limited

Limited to sales/service for:

- Building and food service supply, home design and furnishings, wholesale, & retail
- Computer programming and software sales and service, including data banks, and data retrieval
- For other retail/service uses, maximum of 50% of allowed GFA

Restaurant - Limited

Limited to a maximum of 3,500 SF or 25% of allowed GFA, whichever is greater.

Recreation and Entertainment, Indoor (capacity up to 1,000) – Permitted

Other Recreation & Entertainment – Conditional

IL and IM Modification of Uses

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

Office – Limited in IL and IM

Limited to a maximum of 50% of allowed GFA

Nursery, Retail and Wholesale – Limited

For nurseries over 5,000 SF, limited to a maximum of 50% of allowed GFA

Heavy Vehicle Sales and Rental – Permitted (P in IH)

Mapping

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

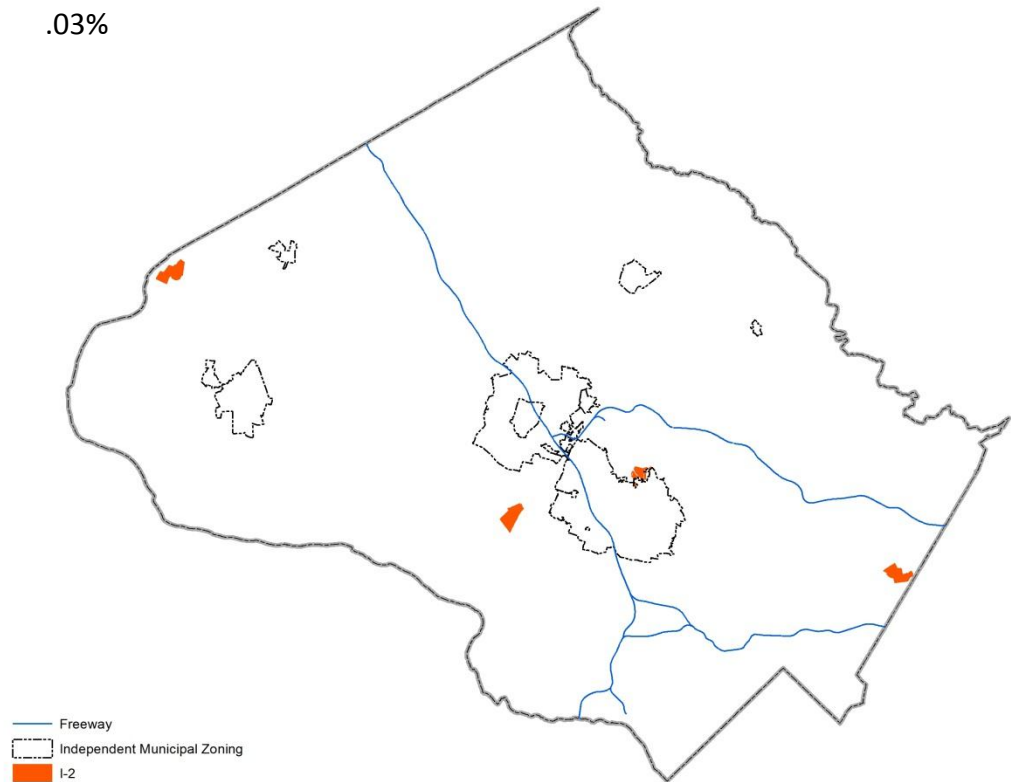
General Regulations

Process

Current I-2 Proposed IH

73.84 acres

.03%



I-2 to IH Uses

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

New Uses

- Commercial Vehicle Repair
- Crematory Services
- Hazardous Material Storage
- Heavy Vehicle Sales and Rental
- Major Vehicle Repair
- Car wash
- Retail/Service (up to 5000 sf) (Key shop)
- Minor Vehicle Repair (Detail shop)

Use Changes

- Fertilizer Mixing Plant (SE to P)

Uses Removed from the Zone

- Agricultural Uses (P) (except beekeeping)
- Railroad yards or roundhouses (P)
- Stockyards (SE)

Development Standards I-2 to IH

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Building Types
 - General Building
 - Multi-use Building
- Changes in Development Standards

	I-2	IH
Open space (min)	10%	5% if site ≤10,000SF 10% if site >10,000SF
FAR per tract (max)	N/A	2.5 (mapped)
Setbacks	<p>(a) From any street right-of-way:</p> <p>(1) 10' if the right-of-way line is established on a master plan.</p> <p>(2) 60' from the center line of the street if there is no master plan showing the right-of-way line.</p> <p>(b) From any other lot line:</p> <p>(1) If the lot adjoins a residential zone which is not recommended on a master plan for commercial or industrial zoning, or used as a public parking lot, then the setback shall be not less than that required in the adjoining zone.</p> <p>(2) In all other cases, no setback is required.</p> <p>(3) If a yard is provided, it shall not be less than 10" in width.</p>	<p>Front: 10'</p> <p>Side street: 10'</p> <p>Side, abutting Ag, Rural or Res Detached: Compatibility Development Standards</p> <p>Side, abutting Industrial zones: 0'</p> <p>Side, abutting all other zones: 10'</p> <p>Rear abutting Ag, Rural or Res Detached: : Compatibility Development Standards</p> <p>Rear setback, abutting Industrial zones: 0'</p> <p>Rear setback, abutting all other zones: 10'</p> <p>Rear setback, alley: 4'</p>

Development Standards I-2 to IH

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Changes in Development Standards

	I-2	IH
Parking Setbacks	<p>For more than 6 spaces:</p> <p>adjacent to street - landscaped strip 10'</p> <p>adjacent to property line – min 4', or the setback required by abutting residential zone</p>	<p>Conditional use with 3-9 spaces: 6' setback including landscaping</p> <p><u>Any use with 10+ spaces</u></p> <p>Abutting Ag or Res: 10' including landscaping</p> <p>Other Zones: 6' including landscaping</p> <p><u>P or L uses with 1-9 spaces:</u> None Required</p>
Site Plan	Not required	<p>Required if property abuts or confronts Ag, Rural Res, Res or Res Floating or</p> <p>Building height > 40' abutting or confronting C/R or Employment zone or</p> <p>If required under 59-3</p>

General Regulations

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

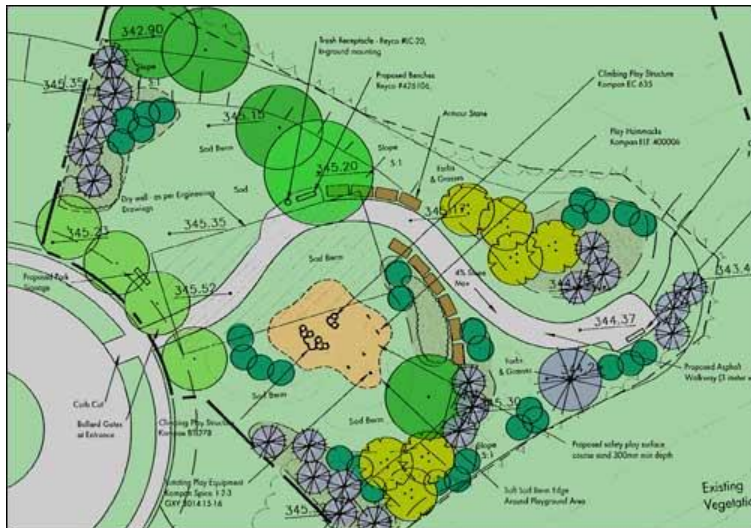
Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Site Access
 - General access requirements apply
- Parking, Loading, & Queuing
 - No significant change
- Open Space
 - Amenity Open Space required
 - Amounts modified (noted under development standard changes)



Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

General Regulations

- Recreation Facilities
 - May apply in the IL zone due to IMU overlay
- Landscaping & Outdoor Lighting
 - Outdoor lighting codified, esp.:
 - Conditional uses limited to maximum 0.1fc illumination level at lot line abutting detached house
 - Parking lot lighting restricted
 - May have “greener” parking lots
 - Screening may be required for general buildings, multi-use buildings & conditional uses
- Outdoor Display & Storage
 - May be subject to setbacks & screening
- Signs
 - No change

Process

Industrial Zones

Mapping

Zones Established

Intent Statement

Uses

Development Standards

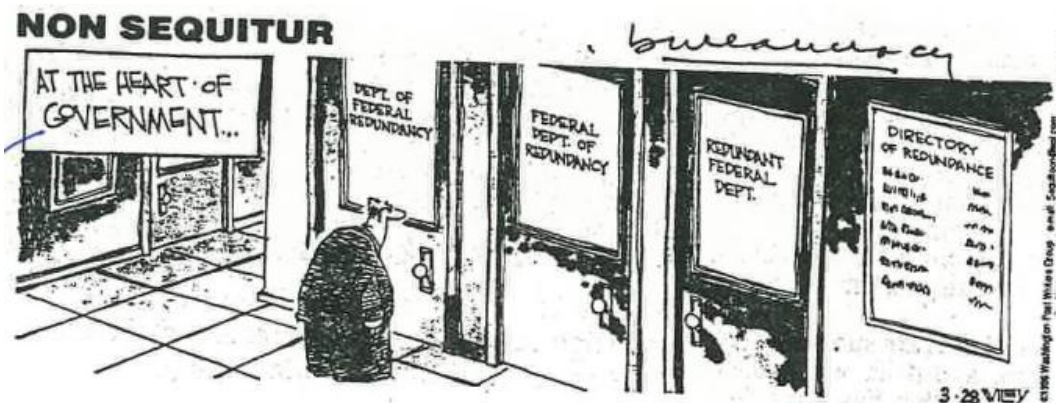
Optional Method (later worksession)

Floating Zones (later worksession)

General Regulations

Process

- Changes to uses that are currently permitted proposed as limited uses (incorporating footnotes)
- Change in administration and procedures are general and not specific to zoning



I-4 Follow-up

Randolph Hills Shopping Center:

- I-1 used to be cumulative



Land in the I-4 zone:

- Industrial: 56.11%
- Vacant: 26.59%
- Retail: 4.77%
- Office: 1.34%