Zoning Rewrite Implementation
Worksession #4

Industrial Zones
April 17, 2013
Industrial Zones

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
Industrial Zones

Mapping
Zones Established
Intent Statement

Uses
Development Standards
Optional Method (later worksession)
Floating Zones (later worksession)

General Regulations
Process

IL and IM Modification of Uses

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)
**Industrial Zones**

**Mapping**

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**Current I-2**

**Proposed IH**

- 73.84 acres
- .03%
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I-2 to IH Uses

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)
## Industrial Zones

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### Development Standards I-2 to IH

#### Building Types
- General Building
- Multi-use Building

#### Changes in Development Standards

<table>
<thead>
<tr>
<th></th>
<th>I-2</th>
<th>IH</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Open space (min)</strong></td>
<td>10%</td>
<td>5% if site ≤10,000SF</td>
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<tr>
<td></td>
<td></td>
<td>10% if site &gt;10,000SF</td>
</tr>
<tr>
<td><strong>FAR per tract (max)</strong></td>
<td>N/A</td>
<td>2.5 (mapped)</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td>(a) From any street right-of-way:</td>
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<tr>
<td></td>
<td>(1) 10’ if the right-of-way line is established on a master plan.</td>
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<td>(2) 60’ from the center line of the street if there is no master plan showing the right-of-way line.</td>
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<tr>
<td></td>
<td>(b) From any other lot line:</td>
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<tr>
<td></td>
<td>(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.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(2) In all other cases, no setback is required.</td>
<td></td>
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<tr>
<td></td>
<td>(3) If a yard is provided, it shall not be less than 10” in width.</td>
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</table>

Front: 10’
Side street: 10’
Side, abutting Ag, Rural or Res Detached: Compatibility Development Standards
Side, abutting Industrial zones: 0’
Side, abutting all other zones: 10’
Rear abutting Ag, Rural or Res Detached: Compatibility Development Standards
Rear setback, abutting Industrial zones: 0’
Rear setback, abutting all other zones: 10’
Rear setback, alley: 4’
Development Standards  I-2 to IH

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

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

- 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

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**Process**
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%