

Section 15.105 Purpose and Intent of Standard Zoning Districts  
Nonresidential Districts – Urban Industrial (UI) District

(h) **Urban Industrial (UI) District**

1. **Description and Purpose**

This district is intended to permit both large and small scale industrial and office development at an intensity which is consistent with existing transition and urban intensity development. Beyond a relatively high maximum Floor Area Ratio (FAR) and a relatively high minimum Green Space Ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities which are not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district provides a location for urban intensity light industrial land uses such as assembly operations, storage and warehousing facilities, offices, and light manufacturing which are protected from potential nuisances associated with certain development permitted within the HI District. In addition, uses shall comply with the minimum performance standards presented in Subchapter 15-7.

2. **List of Allowable Land Uses** (per Subchapter 15-2)

a. **Land Uses Permitted by Right:** (per Section 15.202(2))

Selective Cutting (per Section 15.206(2)(f))  
Passive Outdoor Public Recreation (per Section 15.206(3)(a))  
Office (per Section 15.206(4)(a))  
Indoor Maintenance Service (per Section 15.206(4)(e))  
Indoor Storage or Wholesaling (per Section 15.206(5)(a))

b. **Land Uses Permitted as Special Use:** (per Section 15.202(3))

Cultivation (per section 15.206(2)(a))  
Public Services and Utilities (per Section 15.206(3)(e))  
Off-site Parking Lot (per Section 15.206(6)(a))  
Light Industrial (per Section 15.206(7)(a))

c. **Land Uses Permitted as Conditional Uses:** (per Section 15.202(4))

Clear Cutting (per Section 15.206(2)(g))  
Group Day Care Center (9+ children) (per Section 15.206(4)(m))  
Outdoor Storage or Wholesaling (per Section 15.206(5)(b))  
Personal Storage Facility (per Section 15.206(5)(c))  
Airport/Heliport (per Section 15.206(6)(b))

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Distribution Center (per Section 15.206(6)(d))

Communication Tower (per Section 15.206(7)(c))

Indoor Commercial Entertainment (per Section 15.206(4)(h))  
(GO 58-02-03, 11-18-02)

Commercial Animal Boarding (per Section 15.206(4)(j) (GO 73-07-08, 12-07)

Junkyard or Salvage Yard (per Section 15.206(5)(d))

d. **Land Uses Permitted as Accessory Uses:** (per Section 15.202(5))

1) Land Uses Permitted by Right:

Farm Residence (per section 15.206(8)(c))

Private Residential Garage or Shed (per Section 15.206(8)(d))

Company Cafeteria (per Section 15.206(8)(h))

Lawn Care (per Section 15.206(8)(h))

On-Site Composting/Wood Piles <5 cubic yards (per Section 15.206(8)(t))

2) Land Uses Permitted as Special Use:

On-Site Parking Lot (per Section 15.206(8)(b))

Company Provided On-Site Recreation without lighting (per Section 15.206(8)(l))

Indoor Sales Incident to Light Industrial Use (per Section 15.206(8)(l))

Drainage Structure (per Section 15.206(8)(n))

Filling (per Section 15.206(8)(o))

Exterior Communication Devices (per Section 15.206(8))

Home Occupation (per Section 15.206(8)(s))

On-Site Composting/Wood Piles 5 – 10 cubic yards (per Section 15.206(8)(t))

3) Land Uses Permitted as Conditional Use:

Company Provided On-Site Recreation with lighting (per Section 15.206(8)(l))

Exterior Communication Devices not meeting Special Use Requirements (per Section 15.206(8))

e. **Land Uses Permitted as Temporary Uses:** (per Section 15.202(6))

Contractor's Project Office (per Section 15.206(9)(a))

Contractor's On-Site Equipment Storage (per Section 15.206(9)(b))

Relocatable Building (per Section 15.206(9)(c))

On-Site Real Estate Sales Office (per Section 15.206(9)(d))

Outdoor Sales of Farm Products (per Section 15.206(9)(f))

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Outdoor Assembly (per Section 15.206(9)(g))

Remediation Structure (per Section 15.206(9)(h))

Donation Drop-off Boxes (per Section 15.206(9)(i))

3. **Regulations Applicable to Residential Uses:** Not applicable

4. **Regulations Applicable to Nonresidential Uses:**

a. **Nonresidential Density and Intensity Requirements:**  
(per Table 15.305)

Minimum Landscape Surface Ratio (LSR): .10

Minimum Lot Area (MLA): 3,000 square feet

Maximum Building Size (MBS): na

b. **Nonresidential Bulk Requirements:** (per Table 15.403)

**A:** Minimum Lot Area: 3,000 square feet

**B:** Minimum Lot Width: 30 feet

**Minimum Setbacks:**

**C:** Building to Front or Street Side Lot Line: 25 feet

**D:** Building to Residential Side Lot Line: 25 feet

**E:** Building to Residential Rear Lot Line: 25 feet

**F:** Building to Nonresidential Side Lot Line: 5 feet or 0 feet on zero lot line side

**G:** Building to Nonresidential Rear Lot Line: 25 feet

**H:** Peripheral Setback: See 15.610(4)(b) along zoning district boundary

**I:** Minimum Paved Surface Setback: 5 feet from side or rear; 5 feet from street

**J:** Minimum Building Separation: 10 feet or 0 feet on zero lot line side

**K:** Maximum Building Height: 50 feet (Can exceed 50 feet w/conditional use permit)

**L:** Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 15.206

c. **Nonresidential Landscaping Requirements:**

1) 20 landscaping points per 100 linear feet of building foundation

2) 5 landscaping points per 1,000 square feet of gross floor area

3) 20 landscaping points per 100 linear feet of street frontage

4) 40 landscaping points per 10,000 square feet paved area/20 stalls

d. **Nonresidential Performance Standards:** (See Subchapter 15-7)

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- e. **Nonresidential Signage Regulations:** (See Subchapter 15-8