

# ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

**SD-LI**

**TABLE 4.3.1-I DISTRICT STANDARDS:  
LIGHT INDUSTRIAL SPECIAL DISTRICT**

## Density / Floor Area Ratio (FAR) *\*Applicable only to Development Parcels*

**NR**

## Parcel Size

Parcel Size Min. 1 acre min

## Block Size\*

*\*Applicable only to Development Parcels.*

Block Perimeter 2,000 ft. max. or 3,000 ft. max. if a Parking Structure provided within Block

## Private Frontage Types

**NR**

## Civic Space Types\*

*\*Applicable only to Development Parcels.*

**NR**

## Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

## Number of Buildings Per Lot or Building Site

Principal Building

Accessory Buildings

**LEGEND**

The following notations are utilized in this table.



Permitted



Not Permitted



Not Applicable



Required



Not Regulated

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## SD-LI TABLE 4.3.1-I DISTRICT STANDARDS: LIGHT INDUSTRIAL SPECIAL DISTRICT

### Lot Occupation

Lot/Building Site Width	50 ft. min
Lot Depth	NR
Frontage Buildout	NR
Lot/Building Site Area	40,000 SF min
Impervious Surface Coverage	70% max
Usable Open Space	Min. 7% of gross site area
Lot/Building Site Enfrontment	NR
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

### Setbacks / Yards

#### Setbacks / Yards – Principal / Accessory Building

	As applicable:	
	1. For sites Adjacent to and sharing frontage with a Residential District:	
Street Yard – Min	<ul style="list-style-type: none"> <li>a. An addition to an existing Building with a front wall of variable distance from the street may be extended to the plane of the existing front wall closest to the street.</li> <li>b. Except for an addition to an existing Building described in 1.a above, the lesser of                             <ul style="list-style-type: none"> <li>I. the avg depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or</li> <li>II. 40 ft. <sup>(1)</sup></li> </ul> </li> </ul>	A
Side Yard–Per side	As applicable: <ul style="list-style-type: none"> <li>1. For sites abutting a Residential District, 50 ft. along the common boundary;</li> <li>2. Otherwise, 10 ft. <sup>(1)(2)(3)(4)</sup></li> </ul>	B
Rear Yard	As applicable: <ul style="list-style-type: none"> <li>1. For sites abutting a Residential District, 50 ft. along the common boundary;</li> <li>2. Otherwise, 20 ft. <sup>(1)(2)(3)(4)</sup></li> </ul>	C

NOTES:

- (1) Additional Side Yard or Rear Yard depth may be necessary to accommodate Buffers and landscaping required in Sections 4.3.11, 4.3.16, and 5.8.
- (2) The required Rear Yard depth shall be reduced as provided below if the Lot does not abut a different District and is owned separately and individually from all other tracts of land, both on the Effective Date of this Ordinance and on the date of application for a Zoning Permit. Such reduction shall be as follows:
  - a. For all Interior Lots between 80 ft. and 100 ft. deep, the required Rear Yard shall be reduced by an amount equal to the lesser of (i) 100 ft. minus the depth of the Lot or (ii) 10 ft.
  - b. For Interior Lots < 80 ft. deep within Non Residential Districts and Corner Lots < 80 ft. deep within Industrial Districts, the required Rear Yard depth shall be 0 ft., but if any Rear Yard is provided, it must be at least 10 ft. deep.
- (3) In Industrial Districts, the required Side Yard and Rear Yard depth for Lots along Lot Lines abutting other Industrial Districts or along a railroad Right-of-Way is 0 ft.
- (4) In Industrial Districts, Buffering requirements are not applicable to Side Yards or Rear Yards with zero depth.

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**TABLE 4.3.1-I DISTRICT STANDARDS:  
LIGHT INDUSTRIAL SPECIAL DISTRICT**

## Building Standards

### Building Height\*

Principal Building	45 ft. max
Accessory Building	45 ft. max

Any Building exceeding 35 feet in height must obtain approval from the Fire Department prior to the issuance of a Building Permit.

The Fire Department may stipulate special fire protection measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance the stipulations made by the Fire Department in accordance with the above cited codes shall be required.

### Ceiling Height

**NR**

### Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	<b>NR</b>

### Facade

Main Entrance	Main Entrance must be in Facade of Principal Frontages.
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	<b>NR</b> Flex Building with Industrial Category Use Other - Must be vertically proportioned
Blank Walls	<b>NP</b> at Frontage
Facade Articulation	<b>NR</b> Flex Building with Industrial Category Use Others - Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)

### LEGEND

The following notations are utilized in this table.



Permitted



Not Permitted



Not Applicable



Required



Not Regulated

# ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

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**TABLE 4.3.1-I DISTRICT STANDARDS:  
LIGHT INDUSTRIAL SPECIAL DISTRICT**

## Building Standards (continued)

### Facade (continued)

Facade Openings	<b>NR</b> Flex Building with Industrial Category Use Others- Windows and/or doors spaced ≤ 20 ft. apart.; in Stories above first, Facade openings must be ≤ 50% of total Facade area.
Facade Glazing	<b>NR</b> Flex Building with Industrial Category Use Others- 20% – 60% of total Facade area
Window Shape	<b>NR</b> Flex Building with Industrial Category Use Others – Square or vertical in proportion, except for transoms.
Window Alignment	<b>NR</b> Flex Building with Industrial Category Use Others – Upper floor windows and other features must be aligned with those of first floor.
Window Types	<b>NR</b> Flex Building with Industrial Category Use Others – Except for transoms and sidelights, Windows in Facade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Flex Building with Industrial Category Use – Clear glass <b>R</b> for windows at Frontage Others – Clear glass <b>R</b> for all Elevations
Window Trim in 1st Layer	<b>NR</b> Flex Building with Industrial Category Use Others – Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	<b>NR</b> Flex Building with Industrial Category Use Others – If shutters provided, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Facade Window Sill Height	If Residential – 5 ft. min. above avg. grade at Facade Others – <b>NR</b>
Porch Frontages	<b>NR</b> Flex Building with Industrial Category Use Others – If provided, min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	<b>NR</b> Flex Building with Industrial Category Use For Shopfront Private Frontage – 12 in.-24 in. knee wall required at Frontage
Facade Variety	<b>NR</b> Flex Building with Industrial Category Use Others –No Facade may exist more than once on a Block Face or within view of the same Facade

<b>LEGEND</b> The following notations are utilized in this table.	<b>P</b> Permitted	<b>NP</b> Not Permitted	<b>NA</b> Not Applicable	<b>R</b> Required	<b>NR</b> Not Regulated
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# ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

**SD-LI**

**TABLE 4.3.1-I DISTRICT STANDARDS:  
LIGHT INDUSTRIAL SPECIAL DISTRICT**

## Building Standards (continued)

### Roof Type & Pitch

Flat	<b>NR</b> Flex Building with Industrial Category Use
	Others <b>P</b>
Shed	<b>NR</b> Flex Building with Industrial Category Use
	<b>P</b> at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building
Hip	<b>NR</b> Flex Building with Industrial Category Use
	Others <b>P</b>
Gable	<b>NR</b> Flex Building with Industrial Category Use
	Others <b>P</b>
Pitch	If pitched, 6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

### Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

### Building Materials

Primary Building Material on Facades	Brick <b>P</b>	Authentic stucco over masonry <b>P</b>
	Natural stone <b>P</b>	Exposed concrete <b>P</b> Flex Buildings with Industrial Category Use
Primary Building Material on Facades	Wood <b>P</b>	<b>NP</b> Others
	Cementitious siding <b>P</b>	Aluminum or vinyl siding <b>NP</b>
		Corrugated and/or sheet metal <b>P</b> Flex Buildings with Industrial Category Use
		<b>NP</b> Others

ARTICLE 4

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## SD-LI TABLE 4.3.1-I DISTRICT STANDARDS: LIGHT INDUSTRIAL SPECIAL DISTRICT

### Building Standards (continued)

Changes in Building Materials	NR
Building Colors	NR
Foundation Cladding	NR
Porch Pier Cladding	NR
Chimney Cladding	NR

### Building Types

House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	NP	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

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## Vehicular Parking Requirements

### Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3rd layer only
Recreational Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3rd layer only
Heavy Equipment	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3rd layer only
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3rd layer only
All Other Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3rd layer only

\* Driveways are not permitted within required Project Buffers & may penetrate required Lot/Building Site/Parcel Buffers to minimum amount necessary to comply with this Ordinance.

### Additional Parking Requirements

Off-Street Parking Surface	Asphalt or concrete
Garage Location	P in 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space.
	If Garage faces Street: max. Garage door width 33% of total of Garage + Facade width.  Garage must be detailed, finished, & designed like rest of Building with carriage house doors; max. Garage door width 9 ft.; each Garage door must have ornamental lighting fixture above it; min. 2 ft. separation between Garage doors
Driveway/Vehicular Entrance Location	P in any Layer
Driveway/Vehicular Entrance Maximum Width	10 ft max. in 1st Layer and 2nd Layer if Residential; 24 ft max. in 1st Layer if non-Residential, regardless if shared or not
Parking Structures	P, if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

**LEGEND**

The following notations are utilized in this table.



Permitted



Not Permitted



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**TABLE 4.3.1-I DISTRICT STANDARDS:  
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## Parking & Circulation (continued)

### Bicycle Parking

See Section 4.3.13

### Thoroughfares & Internal Drive Types\*

*\*Only applicable to Development Parcels.*

See Article 5 (Development Parcel Standards) for additional requirements.

## Loading & Access

Off-Street Loading and Storage	<b>P</b> only in any Required Side Yard or Rear Yard, unless specifically prohibited
Utility Box & Service Meter* Locations (*Not including water meters)	<b>P</b> only in any Required Side Yard or Rear Yard, unless specifically prohibited
Off-Street Trash Receptacle Locations	<b>P</b> in 3rd Layer only.
Off-Street Dumpster Locations	<b>P</b> in 3rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate.
Drive-Through Locations	<b>P</b> in 3rd Layer only.

## Non-Building Components

	1st Layer	2nd Layer	3rd Layer
Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	<b>NP</b>	<b>P</b> if Screened from Frontage	<b>P</b>
Solar Panels	<b>P</b> if coplanar to and integrated into roof design		<b>P</b>
Antennas & Satellite Equipment	<b>P</b> in 1st or 2nd Layer if such Layer is only possible location possible for satisfactory reception.		<b>P</b>
Recreation or Play Equipment	<b>NP</b>	<b>NP</b>	<b>P</b>
Animal Enclosures, Runs or Shelters	<b>NP</b>	<b>NP</b>	<b>P</b>
Swimming Pools, Hot Tubs and Spas	<b>NP</b>	<b>NP</b>	<b>P</b>
Transmitting and/or receiving towers or antennas and wind-generating machines	<b>NP</b>	<b>NP</b>	<b>P</b>

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## Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types – Summary) and Table 7.12.B-2 (Sign Types – Specific Standards)

## Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

## Private Landscaping and Fencing

### Landscaping

**R** continuous shrubs around foundation at Facade if 1st Layer is  $\geq 3$  ft. deep, plus if 1st Layer is  $\geq 15$  ft. deep, 1 tree per 50 ft. of Frontage width, planted in 1st Layer. Landscaping must comply with Section 4.3.16.

### Walls & Fencing (not including Screens)

Height	3.5–4 ft. at Frontage; otherwise 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare or Internal Drive, Path, Passage or Waterbody
Maintenance	Must be well-maintained, in upright condition and free of missing or broken parts and graffiti.

### Materials

Natural Wood	<b>P</b> Only picket type allowed at Frontage; other types allowed on sides and at rear	Chain Link	<b>P</b> at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	<b>P</b>	Barbed/razor/concertina wire	<b>P</b> at sides and rear only & only if not Adjacent to Residential use
Wrought Iron or Aluminum	<b>P</b>	Exposed or painted aggregate concrete	<b>NP</b>

### LEGEND

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## Private Landscaping and Fencing (continued)

Vinyl	<b>NP</b>	Smooth or split-faced block	<b>NP</b>
<b>Additional Standards</b>			
Pedestrian connections through to Adjacent Neighborhoods or Uses	<b>R</b>		
Location of Retaining Walls	<b>P</b>	within required Yards, per Section 4.3.10	
		If supporting grade 8 ft. or higher than grade at interior edge of a required Buffer, must be set back 10 ft. from such interior edge.	

## Screens, Streetscreens & Buffers

Height	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3.5 ft. to 5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	<b>NP</b>	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 5 ft. at installation	5 ft. to 6 ft. at installation
<b>Materials</b>		
Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry	
Fence Screen or Streetscreen	Natural Wood, painted or unpainted	
Hedge Screen or Streetscreen	Evergreen plants with min. 80% opacity	

<b>LEGEND</b> The following notations are utilized in this table.	<b>P</b> Permitted	<b>NP</b> Not Permitted	<b>NA</b> Not Applicable	<b>R</b> Required	<b>NR</b> Not Regulated
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