

**Chart No. 7
Industrial / Warehouse / Wholesale Development Standards**

Industrial Zoning Districts - Including Wholesale Business	Minimum Lot Area	Minimum Lot Width - Ft	Minimum Front Yard Depth - Feet	Minimum Side Yard - Ft	Minimum Total Both Side Yards - Ft	Minimum Rear Yard - Ft	Maximum Building Height - Ft
BI - Basic Industrial District	5 Acres	None	100	50*	100	50*	over 60**
GI - General Industrial District	1 Acre	100	50	25*	50	25*	60
LI - Limited Industrial District	1 Acre	100	25	25	50	25	60
* Except where property abuts another zoning district, 100 Feet Shall be Required for BI; 50 feet for GI							
** Requires approval by the Fire Chief							
Site plan review by the building official and City Engineer for drainage, utility requirements and parking loading area design.							
Parking Requirement by Use - All Industrial Zones	Number of Spaces	Per	Plus Space	Per	Plus Space	Per	
Wholesale and Light Industrial Establishments	2	Each Employee	1	Company vehicle operating from the site			
General/Basic Industrial Establishments	1	Per employee at maximum shift	1	Company vehicle operating from the site			
Warehouse Distribution	1	2,000 GSF	1	Company vehicle operating from the site			
Each parking space, including maneuver area - 300 sf							
Spaces shall be calculated for each permitted use on site							
All spaces shall be located on-site unless otherwise approved							
Common parking areas are permitted for more than one principal use provided the sum of all spaces equals the requirement for each use.							
Use of public right of way for maneuvering into or out of parking spaces is not permitted.							
For permitted uses other than Industrial, Wholesale or Warehouse, use the appropriate use development standards to determine parking space need.							
Off Street Loading and Unloading	Spaces	Per	Plus Space	Per			
Industrial / Wholesale - Less than 2000 SF	None						
2,000 - 25,000 SF of Total Floor Area	1	Total					
Over 25,000 SF	2	For 25,001 - 50,000 SF					
Over 50,000 SF	4	For 50,001 - 100,000 SF					
Over 100,000	5	For 100,001 - 150,000 SF					
Over 150,000 SF	5	For 150,001 - 250,000 SF					
Each Additional 100,000 SF over 200,000 sf	6+	For 200,001 +					
Area Required - Each Space 12'W x 50' L - Location - On same lot							
Adequacy - All loading unloading activity shall be on - site and none on public ROW. All maneuvering shall occur on-site							