



Klaus Sinn <klaus@klaussinn.com>

06-40-39-001-004-00010-0 SW CARRIER ST INDIANTOWN FL

1 message

Deanna Freeman <dfreeman@indiantownfl.gov>
To: "klaus@klaussinn.com" <klaus@klaussinn.com>
Cc: Lucia Mendoza <lmendoza@indiantownfl.gov>

Wed, Jul 8, 2026 at 2:13 PM

Klaus,

RE: 06-40-39-001-004-00010-0 SW CARRIER ST INDIANTOWN FL

Please note the following regarding the above property:

1. The property has a Light Industrial land use designation.
2. The property is zoned Light Industrial.
3. Attached is a list of permitted uses for property with an LI zoning district designation.
4. Also attached is a code extract detailing development standards for property zoned LI. Including setbacks, pervious/impervious, height limits, etc.
5. Additional allowances for height may be reviewed and approved at the Community, Economic Development Director (CED) level based on height criteria for industrial property.
6. Review and approval processes for an industrial proposal under 100,000 square feet would be at a staff level through Development Review Colleagues (DRC), and then the CED Director signs a development order.
7. Timelines for review and approval for a minor site plan average between 3 to 4 months, dependent on what application materials are received and responses to DRC review comments have been met.
8. A proposal over 100,000 sf or per the list of proposed uses requiring public hearings, would require DRC review and recommendation, Planning, Zoning & Appeals Board (PZAB) review and recommendation as an advisory board, and review and a final decision by Village Council as our elected officials. Public hearings may add a month or so to the site plan process as advertising, noticing, and preparing agenda items adds a little time to the overall process. Table 12-2. Thresholds for Review by Type (Minor Administrative, Minor, Major Site Plan) is attached as a code extract with the list of uses considered major development types below the table.

Thank you for reaching out. Should you require any additional information please do not hesitate to contact me or my colleague, Lucy.

Best regards,



Freeman

Community & Economic Development Director

Village of Indiantown

dfreeman@indiantownfl.gov

Office: 772 597 8269

Mailing Address:

Bob Souza Center

15655 SW Osceola Street,

Indiantown, FL 34956



4 attachments

 **Policy_L6.1.13___Light_Industrial_Future_Land_Use Policy Extract from Comp Plan**
27K

 **Sec._3_3.1.____Permitted_uses LI.docx**
43K

 **Sec._3_2.9.____Light_Industrial_Zoning_District__LI Light Industrial.docx**
377K

 **Sec._12_8.____Major_site_plan. (1).docx**
23K



Sec. 12-8. Major site plan.

Applications for site plan review shall require the submission of a site plan package in accordance with the following regulations and procedures.

Site plan approval by the Village Council, after a public hearing, shall be required for all development within the Village, except for the following: 25 or fewer residential units, new construction or additions to non-residential buildings not exceeding fewer than 4,000 square feet, new construction or additions to industrial buildings not exceeding fewer than 5,000 square feet, new construction or additions to mixed-use developments not exceeding fewer than 20,000 square feet, and other minor proposed development applications as determined by the Director. No certificate(s) of occupancy shall be issued for any building or buildings unless all facilities included in the approved site plan have been provided. The Director may, if it is deemed necessary, retain consultants to assist in the review of an application for site plan approval.

The following types of proposed development and construction shall utilize the minor site plan review and approval process: 25 or fewer residential units, new construction or additions to non-residential buildings not exceeding fewer than 4,000 square feet, new construction or additions to industrial buildings not exceeding fewer than 5,000 square feet, new construction or additions to mixed-use developments not exceeding fewer than 20,000 square feet, and other minor proposed development applications as determined by the Director.

1. Table 12-2. Thresholds for Review by Type (Minor Administrative, Minor, Major Site Plan):

Density or Intensity of Proposed Development	Minor Administrative	Minor	Major
Residential development: 1—4 dwelling units	X		
Residential development: 5—50 dwelling units		X	
Residential development: 51 or more dwelling units			X
Nonresidential development: Fewer than 4,000 sq. ft. or less	X		
Nonresidential development: 4,000—25,000 sq. ft.		X	
Nonresidential development: More than 25,000 sq. ft.			X
Nonresidential development: Of 50 beds or rooms or less		X	
Nonresidential development: Of more than 50 beds or rooms			X
Industrial development: Fewer than 100,000 sq. ft.		X	
Industrial development: More than 100,000 sq. ft.			X
Industrial development: Of any size on a lot platted pursuant to an industrial site plan		X	

2. The following specific uses are classified as major developments:

- a. Adult business.
- b. Biofuel facilities.
- c. Campgrounds.
- d. Commercial amusements, outdoor.
- e. Flea markets.
- f. Golf courses.
- g. Golf driving ranges.
- h. Recreational vehicle parks.

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- i. Shooting ranges, outdoor.
 - j. Parking lots and garages over 250 spaces.
 - k. Vehicular sales and service, including gas stations, or vehicular service and maintenance, both excluding car washes.
 - l. Airstrips.
 - m. Airports, general aviation.
 - n. Truck stop/travel center.
 - o. Any other use deemed to be a major development elsewhere in the LDR.
 3. The thresholds for nonresidential and industrial development refer to the gross floor area of all proposed buildings plus 25 percent of the gross area of any primary use that is not contained in any proposed buildings on a development site unless otherwise noted.
 4. For purposes of determining the threshold for review of applications, the following shall apply:
 - a. Residential development means any use in the permitted use schedule of Chapter 3, Zoning Districts, LDR, under the residential category.
 - b. Industrial development means any use in the permitted use schedule of Chapter 3, Zoning Districts, LDR, under the industrial category.
 - c. Nonresidential development means any use indicated in the permitted use schedule of Chapter 3, Zoning Districts, LDR, excluding those listed as residential uses, exempt bona fide agriculture, or industrial uses.
 - d. Targeted Industries Business (TIB) means any use in the permitted use schedule of Chapter 3, Zoning Districts, LDR, as Targeted Industries business category.
 5. Where a mix of uses is proposed, each type of use shall be apportioned pursuant to Chapter 1 of the LDR.
 6. When determining classification of development applications, the proposed intensities identified in a new application including applicable gross floor areas, residential units, rooms, site area shall be added to any intensities that were approved and built on the same site during the five years prior to the date of the new application. The total of all intensities over the five-year period shall be used to determine if the new application is processed as a major or minor development pursuant to the applicable thresholds contained in Table 12-2.
 - (1) *Initiation of Application.* A site plan review may be initiated by petition of the property owner or owner's agent or contract purchaser with the owner's written consent.
 - (2) *Application Filing.* Site plan review applications shall be filed with the Community and Economic Development Department, accompanied by the fee that has been established by the Village Council. The required application form provided by the Village must be completed and signed by the owner or owner's agent or contract purchaser with the owner's written consent. Upon acceptance of a completed application, the application shall be forwarded to all appropriate reviewing agencies for comment.

The application shall be accompanied by a disclosure statement by the parties with at least five percent interest in the project signed by the applicant and notarized. The applicant, owner or owner's agent or contract purchaser with the owner's written consent, shall keep all information current during the processing of the application

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- (3) *Submittal Requirements.* All site plan review applications shall be accompanied by the following items:
- a. The location and size of the site, including its legal description and a survey, signed and sealed by a certified surveyor and mapper, completed not longer than six months in advance of the date of the application.
 - b. The recorded ownership interests including liens and encumbrances and the nature of the developer's interest if the developer is not the owner.
 - c. The relationship of the site to existing development in the area including streets, utilities, residential and commercial development, and physical features of the land including pertinent ecological structures within 100 feet.
 - d. The density or intensity of land use to be allocated, all parts of the site to be developed, together with tabulations by acreage and percentage thereof.
 - e. The location, size and character of any common open space and the form of organization proposed to own and maintain any common open space.
 - f. The use and the number of stories, height, bulk and location of all buildings and other structures.
 - g. The requirements as set forth in this LDR chapter and other chapters, including the necessary documentation for providing required improvements such as streets, water supply, storm drainage, parking, landscaping and sewage collection as well as the provisions for all other appropriate public and private services such as police or security protection, fire protection and refuse collection.
 - h. The substance of covenants, grants of easements, or other restrictions proposed to be imposed upon the use of the land, buildings and structures including proposed easements or grants for public utilities.
 - i. In the case of plans which call for development over a period of years, a phasing schedule showing the approximate times within which applications for building permits are intended to be filed.
 - j. Any additional data, plans or specifications which the applicant believes is pertinent and will assist in clarifying his application.
 - k. A demonstration that the proposed development does not degrade adopted levels of service in the Village.
 - l. Architectural elevations for buildings in the development; exact number of dwelling units, sizes and types and total number of bedrooms, if residential. For nonresidential development, the Floor Area Ratio and Gross Square Footage shall be required.
 - m. Plans for signs, if any.
 - n. Traffic Study, as deemed necessary by the Director, stating current average daily and peak hour traffic volume counts, a description of existing traffic conditions, programmed and planned roadway improvements and future traffic conditions. All roadway improvements and associated costs shall be provided.
 - o. Landscaping plan, including types, sizes and locations of vegetation and decorative shrubbery, and showing provisions for irrigation and maintenance. Compliance with Village Landscape and Resource Protection requirements.
 - p. Color renderings and elevations.

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- q. Photometrics.
 - r. Flood criteria data and finished floor elevations.
 - s. Additional data, maps, plans, surveys or statements as may be required for the particular use or activity involved.
- (4) *Procedure.* An application for site plan review shall be made prior to an application for a building permit and will only be accepted if applicant has complied with all other ordinances and provisions of the Village. Except as may otherwise be required by law or administrative procedures, all required county, regional, state or federal agency approvals shall be obtained prior to final site plan approval.
- (5) *Approval Criteria.* The Village Council and Planning, Zoning and Appeals Board shall use the following criteria in making their decision regarding approval or disapproval, or recommendation of approval or disapproval in the case of the Planning, Zoning and Appeals Board, of a site plan review application:
- a. The development permitted by the application, if granted, conforms to the growth management plan, is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered.
 - b. The development permitted by the application, if granted, will have a favorable impact on the environmental and natural resources of the Village, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development.
 - c. The development permitted by the application, if granted, will have a favorable impact on the economy of the Village.
 - d. The development permitted by the application, if granted, will efficiently use or not unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction.
 - e. The development permitted by the application, if granted, will efficiently use or not unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.
- (6) *Development Review Colleagues (DRC).* Upon acceptance of a site plan review application, one which is deemed non-administrative, the Director shall forward a copy of the application and accompanying material to each of the following Departments for review, as applicable.
- a. Community and Economic Development
 - b. Public Works
 - c. Parks and Recreation
 - d. Building
 - e. Any other agency (whether municipal, county or state), as deemed applicable by the Director.

If requested by the Director, each reviewing discipline shall prepare a staff report with written comments and shall forward such staff report to the Director. The Director shall make a written

finding that the site plan has or has not met the standards of this Code. Except as may otherwise be required by law or administrative procedures, the applicant shall obtain applicable County and State approval prior to scheduling of public hearing.

- (7) *Site Plan Expiration.* A final site plan approved, either by the Village Council or administrative action shall expire after 18 months unless a building permit has been issued, or an extension has been requested. For good cause shown, an applicant may apply for an extension of time prior to the expiration of the 18-month period for the initial phase and each subsequent phase. Such extension of time shall be granted administratively and shall not exceed six months. A maximum of two extensions may be granted. If a final plan has been allowed to expire without application for a building permit, commencement of construction or an extension the applicant will be required to submit a new site plan application.
- (8) *Modification to a Previously Approved Site Plan—Minor.* The Director is authorized to consider and approve minor modifications to previously approved site plans which do not exceed the thresholds established below. A letter of intent shall be submitted as part of the minor modification application. A minor site plan modification does not require Village Council action or hearing. Any application for modifications that exceed the thresholds below shall be considered a major site plan amendment and shall be subject to the review procedures for a major site plan as set forth in this section.
- a. A minor modification must demonstrate the following, as applicable:
1. The number of buildings, number of stories, height and number of units is the same or fewer.
 2. Lot coverage and floor area ratio have not increased or decreased by more than five percent.
 3. The number of parking spaces may increase or decrease by as much as five percent, provided the plan complies with all other requirements of this subsection and of these LDRs.
 4. Density or intensity (floor area ratio) may be transferred from one phase of development to another, provided that the total floor area ratio is not changed and the floor area ratio for each phase is not increased or decreased by more than five percent.
 5. Roadway patterns, including ingress-egress points, are in the same general location as shown on the original plans.
 6. Parking is in the same general location and configuration.
 7. The building setbacks are the same or greater distance from perimeter property lines.
 8. The landscaped open space is in the same general location and, is of the same or greater amount.
 9. Elevations and renderings of buildings have substantially similar architectural expressions.
 10. Recreational facilities either remain the same or are converted from one recreational use to another.
 11. If recreational facilities were not shown in the approved plans, they may be added, provided there is no net increase in lot coverage or net decrease in required non-recreational open space.

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12. The proposed changes do not have the effect of creating any noncompliance or nonconformity.
 13. Additional out parcels may be added where there is no net increase in the project's total floor area ratio (FAR) or lot coverage, there is no net reduction in landscaped open space.
 14. Reductions in the number of parking spaces on the site are permitted if sufficient parking spaces are provided to satisfy the requirements of this Code.
 15. May not be contrary or modify a condition of approval or any previously approved amendment.
 16. The proposed changes do not result in an increase in stormwater runoff.
 17. The approved development is not associated with a development agreement.
- (9) *Extension of a Previously Approved Site Plan.* The Director is authorized to consider and approve requests to extend the length of time that a previously approved site plan is valid. A letter requesting an extension shall be submitted to the Village. An extension may be granted for six additional months, two such extensions may be granted. A site plan extension does not require Village Council action or hearing.
- a. A request for extension must include the following, as applicable:
 1. Site plan number and date of original approval and any previous extensions.
 2. The reason for the request.
 3. That the extension of the project will not unduly, negatively impact the Village.

Sec. 3-3.1. Permitted uses.

Table 14. Permitted Use Table													
Key: P = Permitted C = Conditional SE = Special Exception EO = Existing Only MU = Mixed-Use Only - = Not Allowed	Rural Residential	Limited Residential	Single Family Residential	Neighborhood Mixed-Use	Downtown	Village Mixed-Use	Canal Mixed-Use	Utility	Light Industrial	Heavy Industrial	Civic Facilities	Parks and Open Space	Conservation
RESIDENTIAL USES													
Accessory Dwelling Units	P	P	P	P	P	-	-	-	-	-	-	-	-
Caretaker's Residence	-	-	-	-	-	-	P	P	P	P	P	SE	SE
Community Residential Home (7—14)	-	C	-	C	C	C	-	-	MU/C	-	-	-	-
Group Home (6 or fewer)	C	C	C	C	C	C	-	-	MU/C	-	-	-	-
Mobile Home	P	-	EO	-	-	-	EO	-	-	-	-	-	-
Multi-family	-	P	-	P	P	P	MU	-	MU	-	-	-	-
Single-family Detached	P	P	P	P	-	-	-	-	-	-	-	-	-
Single-family Attached/Townhouse	-	P	P	P	P	P	MU	-	MU	-	-	-	-
Two-family	P	P	P	P	P	-	-	-	MU	-	-	-	-
Zero Lot Line Single-Family	-	P	P	P	P	P	MU	-	MU	-	-	-	-
Home Occupation	P	P	P	P	P	P	P	-	-	-	-	-	-
Live/Work Unit	-	-	-	P	P	P	MU	-	-	-	-	-	-
LODGING USES													
Bed and Breakfast	-	SE	-	P	P	-	-	-	-	-	-	-	-
Boatel	-	-	-	-	-	-	P	-	-	-	-	-	-
Hotel/Motel	-	-	-	SE	P	P	P	-	-	-	-	-	-
Resort	-	-	-	P	-	-	P	-	-	-	-	-	-
COMMERCIAL USES													
Adult Businesses	-	-	-	-	-	-	-	-	C	-	-	-	-
Automobile Sales (new or used)	-	-	-	SE	-	C	-	-	P	-	-	-	-
Automobile Service/Garage	-	-	-	SE	EO	EO	-	-	P	-	-	-	-
Bar/Nightclub	-	-	-	C	C	C	C	-	C	-	-	-	-
Boat Sales or Rental	-	-	-	SE	-	C	P	-	P	-	-	-	-
Boat Service/Repair	-	-	-	-	-	C	P	-	P	-	-	-	-
Boatyard	-	-	-	-	-	-	P	-	-	-	-	-	-
Car Wash	-	-	-	P	P	P	-	-	P	-	-	-	-
Caterer	-	-	-	P	P	P	-	-	P	-	-	-	-
Commercial Amusement, indoor	-	-	-	SE	P	P	P	-	P	-	-	-	-
Commercial Amusement, outdoor	SE	-	-	SE	-	P	P	-	P	-	-	-	-
Convenience Store, 4,000 sq. ft. or less	-	-	-	P	P	P	P	-	P	P	-	-	-
Crematorium	-	-	-	-	-	P	-	-	P	-	-	-	-
Day Care, Commercial	-	-	-	C	C	C	-	-	P	-	-	-	-

Created: 2021-07-23 11:10:43 [EST]

(Publication)

Day Care, Family	P	P	P	P	-	-	-	-	-	-	-	-	-
Farm Supplies and Implement Sales	-	-	-	-	-	P	-	-	P	-	-	-	-
Financial Institution	-	-	-	P	P	P	-	-	-	-	-	-	-
Fuel Pumps (Gas Station)	-	-	-	-	-	P	P	-	P	P	-	-	-
Funeral Home	-	-	-	P	P	P	-	-	-	-	-	-	-
Kennel/Doggy Daycare	-	-	-	SE	SE	C	-	-	C	-	-	-	-
Marina	-	-	-	-	-	-	P	-	-	-	-	-	-
Maritime Activities	-	-	-	-	-	-	P	-	-	-	-	-	-
Medical Marijuana Dispensing Facility	-	-	-	-	P	P	-	-	-	-	-	-	-
Medical Service/Office	-	-	-	P	P	P	-	-	P	-	-	-	-
Mobile Food Vendor	-	-	-	C	C	C	C	-	SE	SE	-	-	-
Movie Theater	-	-	-	-	P	P	P	-	-	-	-	-	-
Non-Chartered Financial Institutions	-	-	-	-	-	C	-	-	-	-	-	-	-
Office, Professional	-	-	-	P	P	P	P	P	P	-	-	-	-
Pawn Shop/Gold Buying Business	-	-	-	-	-	C	-	-	-	-	-	-	-
Personal Services	-	-	-	P	P	P	-	-	-	-	-	-	-
Pharmacy	-	-	-	-	P	P	-	-	-	-	-	-	-
Recreational Vehicle Storage	-	-	-	-	-	EO	EO	-	P	P	-	-	-
Restaurant	-	-	-	P	P	P	P	-	SE	SE	-	-	-
Retail Small, less than 15,000 sq. ft.	-	-	-	P	P	P	P	-	P	-	-	-	-
Retail Large, 15,000 sq. ft. or more	-	-	-	SE	SE	P	SE	-	SE	-	-	-	-
Shooting Range, Indoor	-	-	-	-	-	-	-	-	SE	C	-	-	-
Shooting Range, Outdoor	-	-	-	-	-	-	-	-	SE	C	-	-	-
Stable, Commercial/Equestrian Facility	-	-	-	-	-	-	-	-	-	-	-	-	-
Studio or Center for Art, Martial Arts, Fitness and Dance	-	-	-	P	P	P	-	-	P	-	-	-	-
Veterinary Clinic (no outdoor kennels)	-	-	-	P	P	P	-	-	-	-	-	-	-
COMMUNITY FACILITY USES													
Assisted Living Facility	-	SE	-	P	P	P	-	-	-	-	-	-	-
Cemetery/Memorial Garden	P	EO	EO	EO	-	-	-	-	-	-	P	-	-
Community Center	-	P	-	P	-	P	-	-	-	-	P	-	-
Correctional Facility	-	-	-	-	-	-	-	-	-	P	P	-	-
Golf Course	-	SE	-	-	-	-	-	-	-	-	-	P	-
Fire Station	-	P	-	P	-	P	-	-	P	P	P	-	-
Government Services and Offices	P	SE	-	P	-	P	-	P	P	-	P	-	-
Gymnasium/Work out Facility	-	SE	-	P	P	P	-	-	P	-	P	-	-
Hospital	-	-	-	-	SE	P	-	-	-	-	SE	-	-
Library	-	P	P	P	P	P	-	-	-	-	P	-	-
Park	P	P	P	P	P	P	P	-	SE	-	P	P	-
Place of Public Assembly	SE	P	SE	P	P	P	-	-	SE	-	P	-	-

Place of Worship	SE	P	SE	P	P	P	-	-	SE	-	P	-	-
Police Station or substation	-	-	-	P	P	P	P	-	P	-	P	-	-
School or School Facilities (public or private K—12, vocational, community college)	-	SE	-	P	-	-	-	-	-	-	P	-	-
Sports Field	-	SE	-	-	-	-	-	-	-	-	P	P	-
UTILITY USES													
Bus Station	-	-	-	-	-	P	-	-	P	-	-	-	-
Power Plant	-	-	-	-	-	-	-	P	P	P	-	-	-
Railyard	-	-	-	-	-	-	-	P	P	P	-	-	-
Water Facilities, Public	-	-	-	SE	-	-	-	P	-	-	-	-	-
Water Impoundment less than ten acres	P	SE	-	-	-	-	-	P	P	P	-	-	-
Water Impoundment more than ten acres	-	-	-	-	-	-	-	P	P	P	-	-	-
Wireless Communications Tower	P	SE	-	SE	SE	P	SE	P	P	P	P	SE	-
INDUSTRIAL USES													
Airport	-	-	-	-	-	-	-	-	SE	-	P	-	-
Blacksmith	-	-	-	-	-	-	-	-	P	P	-	-	-
Chemical Manufacturing/Storage	-	-	-	-	-	-	-	-	P	P	-	-	-
Cold Storage and Warehousing	-	-	-	-	-	-	-	-	P	P	-	-	-
Computer and Data Processing	-	-	-	-	P	P	-	-	P	P	-	-	-
Distribution Center	-	-	-	-	-	-	-	-	C	P	-	-	-
Heavy Retail	-	-	-	-	-	SE	SE	-	P	P	-	-	-
Junkyard/Scrapyard	-	-	-	-	-	-	-	-	-	P	-	-	-
Lumber and Wood Products	-	-	-	-	EO	EO	P	-	P	P	-	-	-
Marine Manufacturing	-	-	-	-	-	-	P	-	P	P	-	-	-
Marine Wholesale Trades and Services	-	-	-	-	-	-	P	-	SE	P	-	-	-
Metal Fabrication	-	-	-	-	-	-	P	-	P	P	-	-	-
Mining and Excavation	-	-	-	-	-	-	P	-	-	SE	-	-	-
Outdoor Storage	-	-	-	-	-	EO	-	-	P	P	-	-	-
Paper and Allied Products	-	-	-	-	-	-	-	-	-	P	-	-	-
Petroleum Refining	-	-	-	-	-	-	-	-	-	P	-	-	-
Primary Metal Industries	-	-	-	-	-	-	-	-	-	P	-	-	-
Research and Development Labs	-	-	-	-	-	-	P	-	P	P	-	-	-
Rubber and Plastic Manufacturing	-	-	-	-	-	-	-	-	-	P	-	-	-
Self-Storage/Mini Warehouse	-	-	-	-	-	EO	P	-	P	P	-	-	-
Solid Waste Disposal Facility or Transfer Station	-	-	-	-	-	EO	-	-	-	P	-	-	-
Stone, Clay, Glass and Concrete Production	-	-	-	-	-	-	-	-	-	P	-	-	-
Storage for RVs, Boats, Automobiles and Equipment	-	-	-	-	-	EO	P	-	P	P	-	-	-
Wholesale Trades and Services									SE	P			

Sec. 3-2.9. Light Industrial Zoning District (LI).

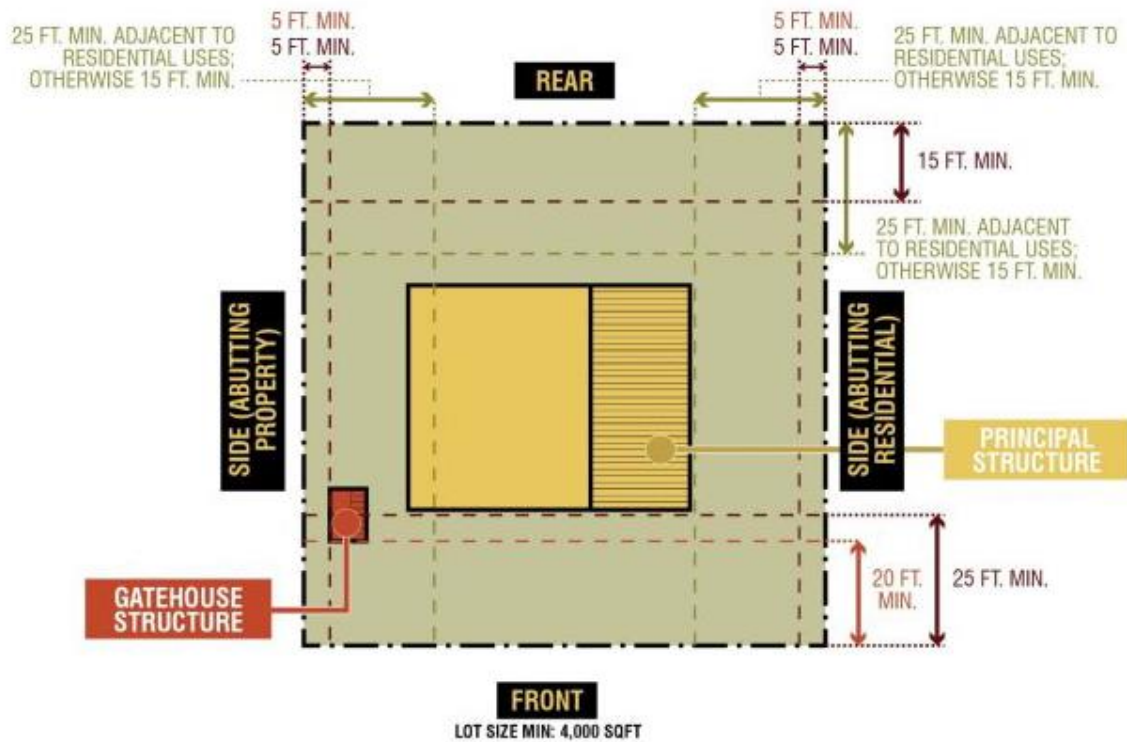
The Light Industrial zoning district is intended to accommodate manufacturing businesses and activities which do not have a substantial impact on adjacent uses, together with complementary commercial activities. Allowable uses in this zoning district include research and development, small-scale production, assembly, warehousing and other uses which do not use hazardous materials and processes or create noise, smoke, vibration, and dust (see Use Table in Division 3 of this chapter for additional details and specific uses).

Intensity: Maximum floor area ratio for Light Industrial is 2.0. This zoning district enables the Light Industrial Future Land Use Designation.

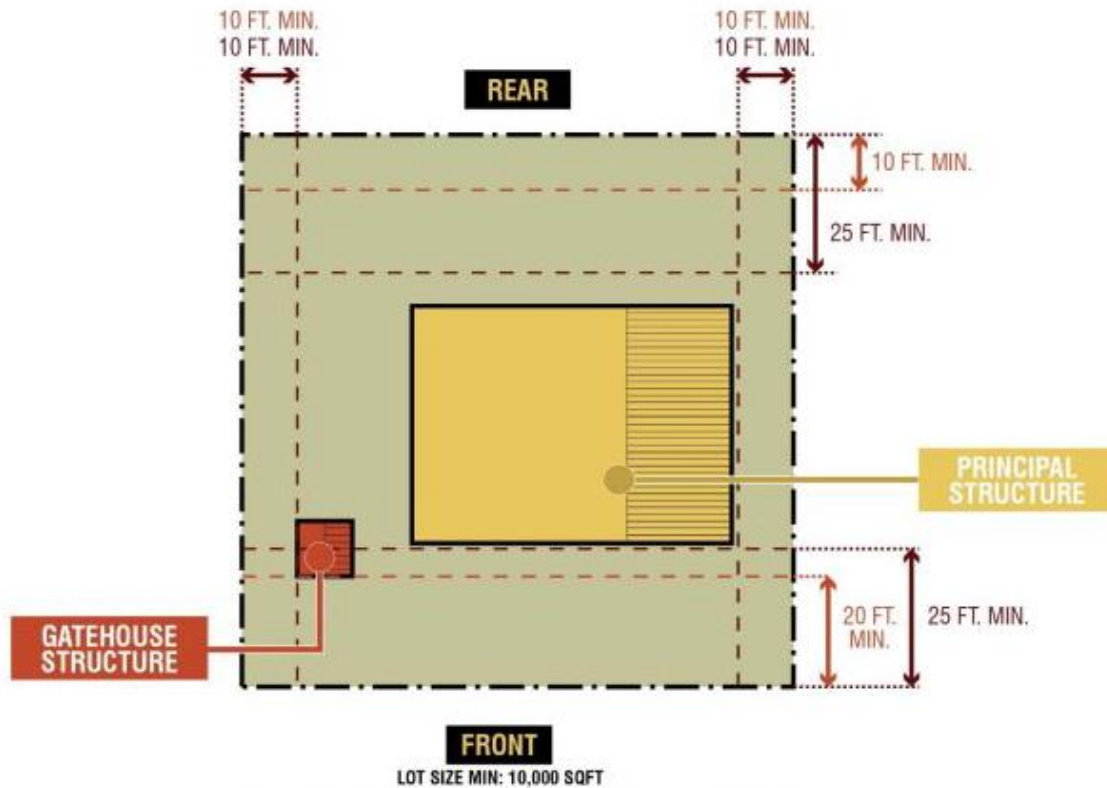
Table 10. LI Dimensional Regulations		
Development Standards	Industrial Development	Mixed-Use Development
LOT DIMENSIONS:		
Lot Size, Min (square feet)	4,000	10,000
Lot Width, per Chapter 2 (feet)	n/a	n/a
Lot Depth, Min (feet)	n/a	n/a
LOT COVERAGE:		
Lot Coverage, Max (square feet)	80	80
BUILDING HEIGHT:		
Building Height, Max (feet)*	50	50
Building Height, Max (stories)	4	4
INTENSITY:		
Floor Area Ratio (FAR)**	2.0	n/a
BUILDING PLACEMENT:		
Front Setback, Min (feet) Principal	25	25
Front Setback, Min (feet) Gatehouse	20	20
Side Setback, Min (feet)	5***	10
Rear Setback, Min (feet) Principal	15***	25
Rear Setback, Min (feet) Accessory	15***	10
*Option for Green and Sustainable Development height increase (section 3-6.8). **Green and Sustainable Development may allow for a reduction in square footage counted towards FAR (section 3-6.8). ***Where a side or rear setback is adjacent to residential, the setback is increased to 25 feet. Principal and accessory setbacks are the same, except as otherwise noted.		

Height in Light Industrial: Structures taller than 50 feet or over four stories may be permitted administratively where the applicant for the project can show the following:

1. The proposed additional height of the building or structure will not increase the noise, vibration, smoke or dust generated by the use;
2. The building or structure will not create a danger to air traffic;
3. The building or structure is set back an adequate distance from any property line to ensure the collapse of the structure will not impact surrounding properties; and
4. The proposed building or structure meets all other code requirements.



LIGHT INDUSTRIAL ZONING DISTRICT | INDUSTRIAL



LIGHT INDUSTRIAL ZONING DISTRICT | MIXED-USE

Performance Standards: It is the intent of these regulations to prevent development that creates noxious or hazardous conditions. Any use permitted in the Light Industrial zoning district must also comply with section 3-6.9, industrial performance standards. The Village Manager or designee may require a signed and sealed report from an appropriately qualified certified engineer stating that all performance standards will be met.

Green and Sustainable Development Incentives: Development in the Light Industrial zoning district may achieve a greater height and number of stories by meeting the requirements for Green and Sustainable Development, found in Chapter 3, section 3-6.8, Green and Sustainable Development Standards.