

# Exhibit 14A. Zoning Ordinance

## Part III. ZONING DISTRICTS

### § 28. LI – LIGHT INDUSTRIAL DISTRICT.

#### 28.1 GENERAL PURPOSE AND DESCRIPTION:

The LI, Light Industrial, district is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation.

#### 28.2 PERMITTED USES:

- A. The following uses are permitted in the Light Industrial district, provided that such light manufacturing or industrial operations shall not disseminate dust, fumes, gas, noxious odor, smoke, glare or other atmospheric influence beyond the boundaries of the property upon which such use is located, and which produces no noise exceeding the average intensity of noise of street traffic, as further defined by the Performance Standards (Section 38), at that point, and provided that such use does not create fire or safety hazards on surrounding property.
1. Those uses specified in Section 32 (Use Charts).
  2. Industrial, fabrication and manufacturing plants, including the assembling of prefabricated parts for the production of finished equipment, where the process of manufacturing or treatment of materials is such that no dust, odors, fumes, gas, smoke, glare, vibration or noise is emitted beyond the property line (see Section 36 for screening requirements).
  3. Uses of a light manufacturing type nature, employing electricity and/or other unobjectionable mode of power and which does not produce any objectionable dust, odors, fumes, gas, smoke, glare, vibration or noise.

4. Such uses as may be allowed by Specific Use Permits, Section 31.

### 28.3 HEIGHT REGULATIONS:

#### A. Maximum Height:

1. Occupied structures/buildings - Three (3) stories or forty-five feet (45'), but limited to a maximum height of thirty-five feet (35') on any portion of the site that is within two hundred feet (200') of any residentially zoned property (i.e., A, SF-10, SF-8.5, SF-7, SF-PH, D, SFA, MF or MH), and a maximum height of one (1) story within sixty feet (60') of residential.
2. Unoccupied structures (e.g., private grain silos, private water towers/utility structures, communications antennae, etc.) - Sixty feet (60'); Where any structure over thirty-five feet (35') in height is to be constructed on a site that is adjacent to a residential zoning district (A, SF-10, SF-8.5, SF-7, SF-PH, D, SFA, MF or MH), additional setback (i.e., front, side, rear yard) distance must be provided from the residential zoning district boundary line of one (1) additional foot for each foot that such structures exceed thirty-five feet (35'). (Also see Section 37.6 for communications antennae and support structures/towers.)
3. One (1) story for accessory buildings.
4. Other (Section 37.5).

### 28.4 AREA REGULATIONS:

#### A. Size of Lot:

1. Minimum Lot Area - Twenty thousand (20,000) square feet
2. Minimum Lot Width - One hundred feet (100')
3. Minimum Lot Depth - Two hundred feet (200')

#### B. Size of Yards:

1. Minimum Front Yard - Fifty feet (50'); all yards adjacent to a street shall be considered a front yard.
2. Minimum Side Yard - Twenty-five feet (25')
3. Minimum Rear Yard - Twenty-five feet (25')
4. Adjacent to a Residential District - The side or rear setback, whichever is adjacent to a residential zoning district, shall observe a sixty-foot (60') setback for any occupied building that is over one (1) story in height, and a two hundred foot (200') setback for occupied buildings over two (2) stories or thirty-five feet (35') in height.

- C. Maximum Lot Coverage: Sixty-five percent (65%), including accessory buildings.

#### 28.5 SPECIAL REQUIREMENTS:

- A. Site Plan Review - Review and approval of a site plan (in accordance with Section 12) shall be required for any tract/lot within the LI district. No certificate of occupancy shall be issued unless all construction and development conforms to the Site Plan as approved by the City.
- B. Parking Requirements - As established by Section 33, Off-Street Parking and Loading Requirements.
- C. All buildings and walls shall have at least eighty percent (80%) masonry exterior construction, exclusive of doors and windows. Glass block may be counted as masonry for the purposes of this Section; stucco may be allowed with Site Plan approval (see Section 12).
- D. For landscaping requirements, see Section 34.
- E. For signage requirements, see the City's Sign Ordinance (Ordinance No. 486).
- F. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- G. No permanent use of temporary buildings.
- H. Other Regulations: As established in the Development Standards, Sections 33 through 41.

(Ordinance 782 adopted 2/16/04; Ordinance 2009-0899 adopted 10/5/09;  
Ordinance 782 adopted 2/16/14; Ordinance 2014-0970 adopted 12/29/14;  
Ordinance 2015-0973 adopted 3/2/15; Ordinance 2015-0974 adopted 3/2/15;  
Ordinance 2015-0975 adopted 3/2/15)