



Sec. 26-220. Industrial-Employment District (I-E).

A. *Intent and purpose.* The intent of this district is to allow light industrial and commercial uses that support employment.

B. *Development standards.*

1. *Maximum height.* Fifty (50) feet.

2. *Minimum lot area.* No limitation, provided that all other requirements can be met.

3. *Maximum lot coverage.* Eighty-five (85) percent, with a minimum of fifteen (15) percent of the lot being landscaped. (See section 26-123 for definition.)

4. *Minimum lot width.* No limitations, provided that all other requirements can be met.

5. *Front yard setback.** Ten (10) feet minimum. The 10-foot setback area must be landscaped to meet the requirements of Section 26-502.

6. *Side yard setback.*

a. Principal permitted and accessory uses: Five (5) feet per story minimum, except as follows:

(1) Zero setback where structures are constructed of masonry or nonflammable material and in accordance with the uniform building code.

(2) Ten (10) feet where adjacent to a dedicated public street. The 10-foot setback area must be landscaped to meet the requirements of Section 26-505.

(3) Where a side yard abuts property zoned residential, or where zoned agricultural and there is a residential use, a fifteen (15) foot landscape buffer meeting the requirements of section 26-502E. (landscape buffering for parking lots), shall be required.

(4) Special uses, especially if adjacent to residential uses, may be required to meet greater side yard setbacks, to be determined through the special use permit review process.

7. *Rear yard setback.*

a. Principal permitted and accessory uses: Ten (10) feet for a one-story building and an additional five (5) feet per each additional story thereafter, except as follows:

(1) Any rear yard which abuts a public street shall have a minimum setback of ten (10) feet for all structures.

* For properties within a Traditional or Contemporary overlay area as defined in the Architectural and Site Design Manual, a build-to requirement shall apply in lieu of a setback requirement.

(2) Any rear yard which abuts a public alley shall have a minimum setback for all structures of five (5) feet from the edge of the alley.

(3) Where a rear yard abuts property zoned residential, or where zoned agricultural and there is a residential use, a fifteen (15) foot landscaped buffer meeting the requirements of section 26-502E. (landscape buffering for parking lots), shall be required.

(4) Special uses, especially if adjacent to residential uses, may be required to meet greater rear yard setbacks, to be determined through the special use permit review process.

8. *Parking requirements.* See section 26-501

9. *Landscape requirements.* See section 26-502

10. *Fencing requirements.* See section 26-603

11. *Sign requirements.* See article VII.

12. *Streetscape and architectural design guidelines.* See Architectural and Site Design Manual and Streetscape Design Manual, section 26-224

13. *Outdoor storage.* Merchandise, material or stock may not be stored in the front of buildings. Outdoor storage may only occur within the side or rear yards and must be completely screened from adjacent properties and streets by a six-foot high opaque wall or fence in addition to trees to be placed at thirty-foot intervals. Merchandise, material or stock shall not be stacked to a height greater than that of the screening wall/fence.