

Article 52: Warehouse/Industrial Area (WIA)

5201 Building Types Allowed by Right

Retail, Industrial and Warehouse type **Buildings** and unlit telecommunication towers with a maximum of 199' in height.

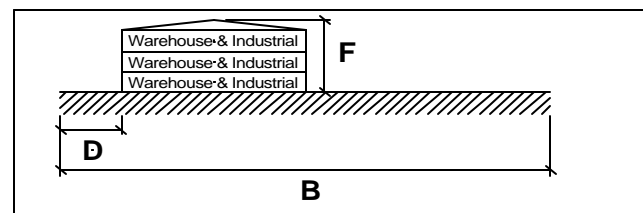
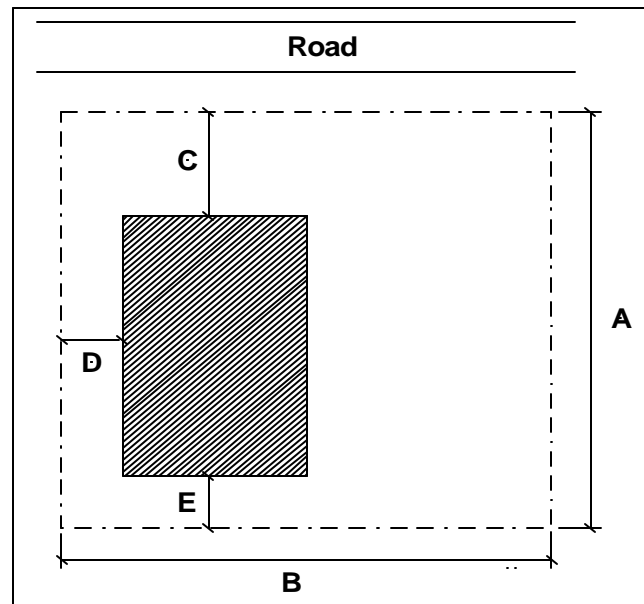
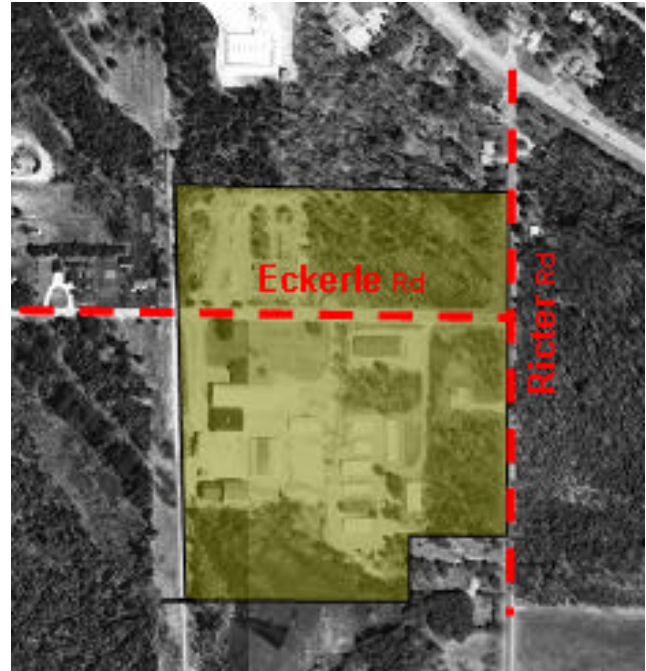
5202 Uses Allowed by Right

Industrial, retail and Warehouse **Uses** are permitted provided that they are conducted completely within a **Building** (except as noted), **Structure** or an area enclosed and screened from external visibility beyond the **Parcel** lines of the **Parcel** upon which the **Use** is located. Sexually oriented business may also be sited in this area provided they are spaced a minimum of 750' apart.

5203 Dimensional and Bulk Standards

All Structures shall meet all of the following dimensional and bulk standards:
(See illustrations to the right)

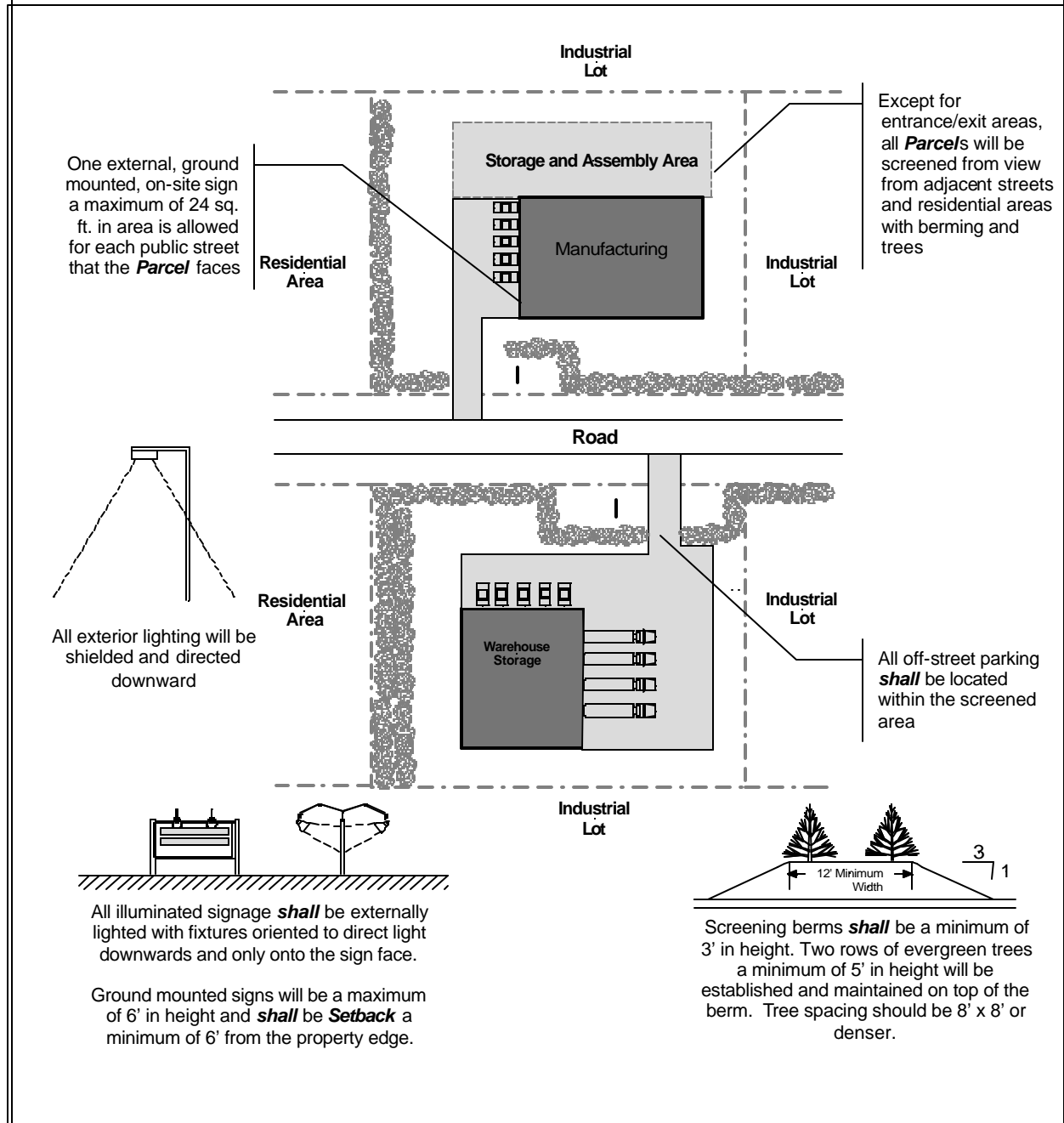
- A. **Parcel Depth** (A) - 200' min.
- B. **Parcel Width** (B) - 200' min.
- C. **Street Setback** (C) - 40' min from the **Property Line**.
- D. **Side Parcel Setbacks** (D) - 25' min. from other industrial **Structures** and 50' from areas where residential **Uses** currently exist or are allowed.
- E. **Rear Parcel Setback** (E) - 25' min. from other industrial **Structures** and 50' from areas where residential **Uses** currently exist or are allowed.
- F. **Building Height** (F) - 35' max. with a maximum of 3 stories. Telecommunications towers may be a maximum of 199' in height or their setback distance from any **Property Line**, whichever is less.
- G. **Maximum Parcel Coverage** - A maximum of 50% of the **Parcel Area** may be covered with **Buildings**. Up to 75% of the **Parcel Area** may be covered by **Impervious Surface** area.
- H. **Off-Street Parking** - 1 **Parking Space** shall be provided for each employee and for any vehicle based on the premises. For retail or service **Use** one additional **Parking Space** shall be provided for each 100 sq ft. of interior floor area.



Dimensional and Bulk Standards

5204 Additional Development Standards

Developments within the Warehouse/Industrial Area (WIA) shall meet all of the following development and siting standards



5205 Other Standards

In addition to the requirements of this *Article* the provisions of *Article* 10 of this Ordinance shall also apply.

