

Article 25:

VINTAGE INDUSTRIAL (VI) OVERLAY DISTRICT

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Sec. 9-1.2500:

Purposes

The Vintage Industrial Overlay District is established:

- A. To ensure that properties located within this district are developed in a manner compatible with the General Plan;
- B. To create a suitable and harmonious environment for various types of industrial uses and to protect them from adverse impacts incidental to certain other industrial types;
- C. To strengthen the City's economic and employment base while ensuring a high standard of appearance.

Sec. 9-1.2505:

Application

The Vintage Industrial Overlay District applies to all properties located within the Vintage Industrial Overlay Area as shown on the Zoning Map, and the provisions of this article shall take precedence over the base regulations of the district in which the property is classified.

Sec. 9-1.2510:

Design Guidelines

Design guidelines applicable to Industrial Districts are also be applicable to properties within the Vintage Overlay District.

Sec. 9-1.2515:

Site Development Criteria

The following Table 25-1 summarizes minimum development criteria in the Vintage Industrial Overlay District:

Table 25-1: Development Standards

Category	Requirement
Minimum Site Area	1 acre..
master planned areas greater than ten (10) contiguous acres in size	½ acre
Conditional Use	As prescribed by the Planning Commission.
Setbacks	
Front yard	50 feet
Side Yard ⁽¹⁾	
Street Side	35 feet
Interior Side	10 Feet
Rear Yard	None
Adjacent to R District ⁽²⁾	35 feet
Building Height	
Feet	55
Stories	4
Floor Area Ratio - FAR	0.55 ⁽³⁾
Landscaping	A minimum of fifteen (15) percent of the site shall be landscaped, which includes the following areas:
Minimum Total Area	15 percent
Front Setback	20 feet
Side Setback	
Interior Side	None
Corner Side	20 feet
Rear Setback	
Interior Rear	None
Through Lots	20 feet
Adjacent to R District	20 feet

Note

- (1) When a site in a VI Overlay District adjoins the side lot line of a property in another zoning district, the minimum side yard requirement of the adjoining district shall prevail, but a minimum side yard of at least ten (10) feet shall be provided. In addition, a six (6) foot, steel-reinforced decorative masonry wall is required along the side property line.
- (2) A six (6) foot steel-reinforced decorative masonry wall is required along the rear property line
- (3) Planning Commission approval required for projects which propose a floor area ratio greater than 0.45

Sec. 9-1.2520:**Other Requirements**

The following additional requirements apply to uses in the Vintage Industrial Overlay District:

- A. Except for required yards adjoining a public street, all required yards may be used for off-street parking, loading or the outdoor storage of materials. Outdoor storage shall be screened as required by Article 17;
- B. Off-street parking and loading facilities are to be provided as set forth in Article 30;
- C. Signs may be permitted as set forth in Article 31 for the base district;

- D. All uses in the VI District must comply with General Development Requirements and Exceptions set forth in Article 32 of this chapter;
- E. All uses in the VI District must be operated consistent with the Environmental Performance Standards established in Article 33 in this chapter.

Sec. 9-1.2525:

Development Plan Review

Development Plan Review is required by Article 8 for all new, altered or expanded uses in the VI District, including all new permanent structures over 500 square feet, expansions of existing buildings which exceed five hundred (500) square feet, or new or expanded parking lots which contain twenty (20) vehicles or more.