

## CHAPTER 13 LI LIGHT INDUSTRIAL DISTRICT

### SECTION 13.01 INTENT

This District is intended to provide exclusive areas for industrial uses in areas served by adequate infrastructure. Uses in this District are to provide for various types of light industrial and manufacturing uses, wholesale businesses, warehouses, and other uses compatible with one another and with surrounding land uses and with an absence of objectionable external effects. These uses are characterized by moderate lot coverage, adequate setbacks, environmental sensitivity, and creative site design. The regulations are defined to exclude uses which would have a detrimental effect upon the orderly development and functioning of the District, as well as surrounding land uses.

### SECTION 13.02 PERMITTED USES

Land and/or buildings in the LI District may be used for the following purposes by right:

- A. Industrial plants manufacturing, compounding, processing, packaging, treating, or assembling the following:
  - 1. Agricultural products, including but not limited to, the production in greenhouses of flowers, plants, shrubs, trees, or other similar living products.
  - 2. Food and kindred products including meat, dairy, fruit, vegetable, seafood, bakery, confectionery, beverage, and similar products (but not including slaughtering of animals, or rendering or refining of fats and oils).
  - 3. Furniture and fixtures.
  - 4. Printing, publishing, and allied industries.
  - 5. Electrical machinery, equipment and supplies, electronic components and accessories.
  - 6. Engineering, measuring, optical, medical, scientific, photographic, and similar instruments and goods.
  - 7. Cut stone and stone products related to monuments.
  
- B. Industrial plants manufacturing, compounding, processing, packaging, treating, or assembling materials or products from previously prepared materials including the following:
  - 1. Textile mill products, including woven fabric, knit goods, dyeing and finishing, floor coverings, yard and thread, and other similar products.
  - 2. Apparel and other finished products including clothing, leather goods, furnishing and canvas products.
  - 3. Lumber and wood products including mill work, prefabricated structural work products and containers.
  - 4. Paper and paperboard containers and products.
  - 5. Biological products, drugs, medicinal chemicals and pharmaceutical preparations.
  - 6. Glass, jewelry, silverware and plated ware, musical instruments and parts, toys, amusement, sporting and athletic goods, pens, pencils, and other office and artist supplies and materials, notions, signs, and advertising displays.

7. Pottery, figurines, and other ceramic products using only previously pulverized clay.
  8. Fabricated metal products, except heavy machinery and transportation equipment.
- C. Wholesale businesses, including automotive equipment, drugs, chemicals, dry goods, apparel, food, farm products, electrical goods, hardware, machinery, equipment, metals, paper products, and lumber.
  - D. Warehousing (refrigerated and general storage within an enclosed building).
  - E. Laundries, laundry services, and dry cleaning and dyeing plants, excluding retail/service outlets serving the general public.
  - F. Office buildings for executive, administrative, professional, accounting, drafting, and other similar professional activities, as determined by the Zoning Administrator.
  - G. Research and development facilities, including accessory production activities otherwise permitted in this District.
  - H. Commercial schools, including trade or industrial schools.
  - I. New building materials sales and storage, including contractor's showrooms and related storage yards provided such yards are enclosed and screened in accordance with the requirements of this Ordinance.
  - J. Body shops and wrecker services, including storage yards, provided such yards are enclosed and screened in accordance with the requirements of this Ordinance.
  - K. Utility and public service buildings, including storage yards, provided such yards are enclosed and screened in accordance with the requirements of this Ordinance, but not including essential public services such as poles, wires, and underground utility systems.
  - L. Banks, credit unions, savings and loan associations, and other similar uses as determined by the Zoning Administrator, including those with drive-through facilities.
  - M. Accessory buildings, structures, and uses for Permitted and Special Land Uses, as regulated by Section 3.08.

### **SECTION 13.03 SPECIAL LAND USES**

Land and/or buildings in the LI District may be used for the following purposes when approved by the Planning Commission in accordance with the requirements of Chapter 15:

- A. Truck and freight terminals.
- B. Restaurants, excluding those with drive through facilities.
- C. Warehousing, bulk storage, and transport of propane, liquid petroleum, fuel oil, and similar fuels.
- D. Junkyards and salvage yards.
- E. Commercial storage warehouses.
- F. Adult uses.
- G. Utilities and communications installations more than fifty (50) feet in height for commercial services such as microwave towers, television and radio towers, and towers for Commercial Wireless Telecommunication Services.

### **SECTION 13.04 SITE DEVELOPMENT REQUIREMENTS**

All Permitted Uses and Special Land Uses are subject to the following Site Development Requirements:

- A. Site Plan Review is required in accordance with Chapter 16.

- B. Parking is required in accordance with Chapter 17. No parking shall be permitted in the required front yard.
- C. Signs are permitted in accordance with the requirements of Chapter 17.
- D. All Permitted and Special Land Uses, shall be conducted wholly within a completely enclosed building, except that outside storage of materials, equipment, or vehicles and loading and unloading operations is permitted, subject to the following restrictions:
  - 1. Materials may be stored only in the side or rear yards, except that materials may not be stored on the street side of a corner lot or in any required yard.
  - 2. All storage of materials shall be visually screened to a height of at least six (6) feet above the highest elevation of the nearest adjacent road or property bordering the site. Such screening shall meet the requirements of this Ordinance.
  - 3. In no case shall the outside storage of materials be stacked higher than the height of the visual screen.
  - 4. One (1) non-gated opening, no greater than twelve (12) feet in width, shall be permitted in the screen for each two-hundred (200) feet of frontage on a street.
- E. Setbacks, height, area, and lot dimensions are required as noted in the following chart, unless greater setbacks are required by this Ordinance.

<b>LI DISTRICT REGULATIONS</b>	
Minimum lot area	1 acre
Minimum lot width	100 feet
Maximum height	40 feet (See Section 2.03, Building Height)
Front yard setback	25 feet
Side yard setback	20 feet
Rear yard setback	40 feet
Maximum lot coverage	60%