

## ARTICLE 9 - LIGHT INDUSTRIAL DISTRICT (LI-1)

### 9.00 Purpose

The purpose of the LI-1 District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet and free of hazardous objectionable elements such as noise, odor, dust, smoke or glare, operate entirely within enclosed structures and generate little industrial traffic. Research activities are encouraged. This District is further designed to act as a transitional use between heavy industrial uses and less intensive business and residential uses.

### 9.01 Permitted Uses

Any of the following uses, or those of a similar nature, are permitted if conducted within an enclosed building or within an area screened on all sides in a manner consistent with Article 13.

**(A) Manufacturing, processing, fabricating, compounding, treatment, packaging or assembly related to the following:**

- Candy
- Chemicals
- Cosmetics and toiletries
- Drugs and pharmaceuticals
- Dry cleaning and dyeing plants and laundries
- Electronics
- Food products (does not include stockyards, slaughterhouses, and rendering plants)
- Metal working machine shops involving the use of grinding or cutting tools
- Musical instruments or appliances
- Painting and sandblasting
- Pottery and figurines
- Publishing, printing or forming of box, carton and cardboard products
- Tire vulcanizing and recapping
- Tool and die shops

**(B)** The manufacturing of products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, felt, fiber, glass, horn, leather, metal (excluding large stampings such as automobile bodies), paper, plastics, precious or semi-precious metals or stones, shell, textiles, wax, wire, wood (excluding saw and planing mills), and yarns.

**(C)** Packaging of preprocessed and previously manufactured goods

**(D)** Printing and publishing establishments

**(E)** Truck terminals, including transfer and temporary storage of materials and servicing of vehicles and equipment

**(F)** Animal shelters

**(G)** Auto parts sales

**(H)** Automobile repair garage

**(I)** Beverage bottling

**(J)** Bus and truck storage and repair

**(K)** Bus terminals, garages and storage

- (L) Commercial bakeries
- (M) Commercial Greenhouses
- (N) Composting center
- (O) Contractor's yards
- (P) Dental, medical, and optical laboratories
- (Q) Kennels
- (R) Landscaping contractor's operation
- (S) Offices
- (T) Off-street parking
- (U) Places of Worship
- (V) Radio and television studios and offices, without broadcasting towers
- (W) Recycling center / Plant
- (X) Recreational Vehicle Sales and Service
- (Y) Repair service establishments of all types
- (Z) Research and testing laboratories
- (AA) Truck and heavy equipment sales and service
- (BB) Vocational, technical and trade schools
- (CC) Veterinary clinics
- (DD) Warehousing
- (EE) Water and sewage treatment plants
- (FF) Wholesale and distributing establishments, distributing centers
- (GG) Wind Farm, Small:
- (HH) Other uses of a like nature.

#### 9.02 **Conditionally Permitted Uses**

- (A) Sexually Oriented Business located more than 500 feet from any school, library, place of religious worship, residence, Public Park, or vacant parcel zoned to permitted residential uses.
- (B) Concrete mixing plants
- (C) Sanitary landfills
- (D) Paintball Facilities
- (E) Pet Cemeteries
- (F) Proprietary Correctional Facilities
- (G) Sale and Extraction of Soil, Stone and Minerals
- (H) Wireless Telecommunications Facilities

#### 9.03 **Building Height**

Buildings shall not exceed thirty-five (35) feet in height.

#### 9.04 **Yards Required**

- (A) **Front Yards.** The minimum setback building line shall be one hundred (100) feet from the street right-of-way, and shall be appropriately buffered in accordance with Article 13. Such minimum space shall remain open and unoccupied by any principal or accessory building or use other than driveways and sidewalks.
- (B) **Side Yards.** There shall be two (2) side yards, each having a width of not less than twenty-five (25) feet as measured from the side lot line to the nearest point of any structure. Where the lot abuts any Residential District, it shall be appropriately buffered in accordance with Article 13.
- (C) **Buffering.** Such space shall remain open and unoccupied by any principal or accessory building or use.
- (D) **Rear Yards.** There shall be a rear yard of not less than seventy-five (75) feet. Rear yards used for parking shall be appropriately surfaced with a desirable dust-free material and shall be graded and drained to dispose of all surface water in the area. For those lots with rear lot lines abutting any Residential District, there shall be a rear yard of not less than one hundred (100) feet. This area shall be appropriately buffered in accordance with Article 13.

#### 9.05 **Percentage of Lot Coverage**

Buildings, together with their accessory uses in an LI-1 District, shall cover not more than forty (40) percent of the area of any lot. Every lot in LI-1 District shall contain a minimum area of one (1) acre and a lot frontage and width of one hundred, twenty-five (125) feet provided that central water and sewer facilities are available.