

CHAPTER 11

L1- LIGHT INDUSTRIAL DISTRICT

SECTION 11.10 DESCRIPTION AND PURPOSE

This District is intended to accommodate wholesale, warehousing, light manufacturing, storage, and other industrial-related uses which have minimum potential effects on surrounding property.

SECTION 11.20 USES PERMITTED BY RIGHT

Land and/or buildings in the LI District may be used for the following purposes as permitted uses:

- A. Office buildings for executive, administrative, professional, accounting, drafting and other similar professional activities, as determined by the Zoning Administrator.
- B. Banks, credit unions, savings and loan associations, and other similar uses as determined by the Zoning Administrator, including those with drive-through facilities.
- C. Research and development facilities, including production activities.
- D. Wholesale establishments.
- E. The manufacture, compounding, processing, packaging, warehousing or treatment of such products as foodstuffs (excepting slaughterhouses or other similar uses), cosmetics, pharmaceuticals, pottery or other ceramic products, musical instruments, toys, furniture, molded rubber products, electrical appliances, electronic instruments, signs, light sheet metal products, hardware, tool, die, gauge and machine shops, excluding stamping operations.
- F. Laboratories (experimental, film, or testing).
- G. Dry cleaning and laundry establishments performing cleaning operations on the premises, excluding retail/service operations.
- H. Utility and public service buildings, including storage yards, but not including essential public services such as poles, wires and underground utility systems.
- I. Excavator and/or contractor's showrooms and storage yards.
- J. Body shops.

- K. Accessory buildings, structures and uses customarily incidental to any permitted or Special Land Use (if approved).

SECTION 11.30 SPECIAL LAND USES

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

- A. Adult uses.
- B. Lumber and planing mills.
- C. Metal plating, buffing and polishing.
- D. Commercial storage warehouses.
- E. The manufacture, compounding, processing, packaging or treatment of products requiring stamping or punch press operations.
- F. Junk yards/salvage yards.

SECTION 11.40 DISTRICT REGULATIONS

No building or structure, nor the enlargement of any building or structure, shall be thereafter erected and no lot shall be created unless the following requirements are met and maintained in connection with the building, structure, or enlargement.

- A. The outdoor storage of goods and/or material shall be screened from the view from the street and from abutting properties.
- B. All industrial activities shall be conducted wholly within a completely enclosed building, except for loading and unloading operations and on-site parking of vehicles

Front Yard	100 feet: the first 35 feet of the Front Yard area, except for necessary entrance drives, shall be landscaped
Side Yard	Side abutting AR, R-1, R-2, or MHPC lot: 75 feet
	Side abutting, other districts: 50 feet
	Street side of a corner lot: 50 feet
Rear Yard	Abutting AR, R-1, R-2, or MHPC lot: 100 feet
	Abutting, other districts: 50 feet
Maximum Building Height	40 Feet
Lot Coverage	50%
Minimum Lot Area	2 acres
Minimum Lot Width	200 feet

Figure 11. 1