

## ARTICLE 4 INDUSTRIAL DISTRICTS

### SECTION 21-04 INDUSTRIAL DISTRICTS REGULATIONS

#### Section 21-04.01 LI Light Industrial District.

Intent - The LI Light Industrial *District* is established to provide for development of office/warehouse, warehouse/distribution, wholesale, assembly and manufacturing or processing facilities which are clean, quiet, free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare. *Permitted uses* in this *district* tend to generate heavy traffic, require extensive community facilities, and may require limited amounts of *outdoor storage*. The LI *District* is also intended to function as a transitional *district* between the more intense general industrial *districts* and other less intense *districts*.

(a) ***Permitted Uses.***

(1) ***Primary Uses.***

- (A) **Automotive Uses:** Including but not limited to: Automobile Repair – major; Automobile Repair – minor; Automobile quick oil change facility; Gasoline Service Station with minor repair (not exceeding two (2) accessory indoor service bays); Gasoline Service Station without repair; Muffler Shop; Painting and Customizing.
- (B) **Educational Use:** Including but not limited to: *Child Care Center*; School – Commercial, Trade, Industrial or Business.
- (C) **Food Sales and Service:** Including but not limited to: Bakery – retail; Convenience Store; Dairy Bar – retail; Delicatessen; Ice Cream Store – retail; *Restaurant – Drive In*; *Restaurant – Drive Through*; *Restaurant – Fast Food*; *Restaurant – Family*; *Restaurant – Family with Lounge*; Yogurt Store – retail. (Ord. No. 9783-07)
- (D) **Government Use:** Including but not limited to: Fire Station; Police Station; Post Office – with or without outdoor parking of delivery vehicles; Postal Facility.
- (E) **Industrial Uses:** Including but not limited to: any of the following industrial uses (except for those uses identified as *Special Exception Uses* in this LI *District*, *Primary Uses* in the GI *District* or *Special Exception Uses* in the GI *District*): Assembly or blending of previously manufactured parts, sub-assemblies or components; Cleaning, testing or repairing of goods, materials or products; Data processing or analysis; Engineering or research laboratories; Manufacture, processing, refining or

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fabrication of goods, materials or products; warehousing; wholesaling; distribution centers and truck terminals. (Ord. 9583-05)

- (F) Miscellaneous: Including but not limited to: *Artificial Lake*; Bus, taxi or limousine terminal, with or without repair; Conference Center; *Mini (Self Storage) Warehouse, with or without outdoor storage*. (Ord. 9583-05, 9783-07)
- (G) Office / Professional Services: Including but not limited to: Architect; Artist; Bank Machines – Walk-up; Bank Machines – Drive-Through; Bank Machines – Free-Standing; Construction Companies (any type, office only); Consultant; Contractors (any type, office only); Corporate Headquarters (office only); Dentist; Design Services; Engineer; Financial Institution; Home Remodeling Companies (office only); Insurance Agent; Lawyer; Manufacturers Representative; Musician; Physician; Pharmacist; Photographic Studio; Professional Offices; Real Estate Office; Research Laboratories; Service Organization Office; Travel Agency. (Ord. 9760-07)
- (H) Personal Service: Including but not limited to: Tattoo, Body Piercing, Scarifying and Branding Establishments \*.
- (I) Public Facilities: Including but not limited to: Airport - Public (including Heliports); *Neighborhood Recycling Collection Point*; *Parking Garage*; Parking Lot – Commercial; *Religious Use*. (Ord. No. 9653-06, 9783-07)
- (J) Utilities: Including but not limited to: Public Utility Substation; Public Wells; Pumping Station; Storage Tanks – Non-hazardous; Telephone Exchange; Water Tower; Water Treatment Plant.

\* = *Controlled Use*. See Section 21-08.02 – Special Regulations for Controlled Uses for additional requirements.

(2) *Special Exception Uses*.

- (A) Unless otherwise permitted as a *Primary Use* in Section 21-04.01 (a) (1) above, any *Primary Use* listed in the *GI District*. (Ord. No. 10308-14)
- (B) Clothing Service: Including but not limited to: Dry Cleaning / Laundry Establishment; Shoe Repair Shop; Tailor and Pressing Shop.
- (C) Food Sales and Service: Including but not limited to: *Bar* \* (without entertainment or dancing); *Cabaret – Adult* \*; *Nightclub* \*; *Tavern* \* (without entertainment or dancing). (Ord. No. 9783-07)

- (D) Government Use: Including but not limited to: Penal or Correctional Institution.
- (E) Industrial Uses: Including but not limited to: Any industrial *use* listed above under *Primary Uses* but which *use* includes *outdoor storage* in excess of twenty (20) percent of the *gross floor area* of all *buildings* on the *lot*.
- (F) Miscellaneous: Including but not limited to: *Adult Business* \*; *Casinos*, *Approved Hotels* and other areas where gambling games are conducted \*; Off-Tract Pari-mutuel Wagering Facility \*.
- (G) Personal Service: Including but not limited to: Barber Shop; Beauty Shop; Health Spa or Fitness Center; Tanning Salon. (Ord. 9760-07)
- (H) Public Facilities: Including but not limited to: Airport – Private; Cemetery – with or without Crematory, Funeral Home, Mausoleum or Mortuary; Heliports – Landing Pads and Stations for Helicopters (Helistop) including facilities for maintenance of helicopters and accessory uses; Public or Private *Park – Active* or *Passive*. (Ord. 9760-07)
- (I) Recreation: Including but not limited to: *Amusement Center*; *Amusement Park*; *Country Club*; Dance Studio; Fairgrounds; *Golf Course*; Golf Driving Range; Gymnastics Studio; Miniature Golf – Indoor; Skating Rink (ice and roller) – Indoor; Tennis / Racquet Club – Indoor; Swimming Pool - private or public. (Ord. 9760-07)
- (J) Retail: Including but not limited to: Apparel Shop; Arts and Craft Store; Camera Store; Card Shop; Computer Store; Drug Store; Flower Shop; Gift Shop; Newsdealer; Shoe Store; Stationery and Book Store; Tobacco Store; Variety Store; Video Store. (Ord. 9760-07)
- (K) Utilities: Including but not limited to: Sewage Treatment Plant. (Ord. 9760-07)

\* = *Controlled Use*. See Section 21-08.02 – Special Regulations for Controlled Uses for additional requirements.

- (3) Accessory Uses – See Section 21-04.11, (a) – Accessory Uses, Buildings and Structures.
- (4) Temporary Uses – See Section 21-04.11, (b) – Temporary Uses, Buildings and Structures.

(b) *Development Standards.*

- (1) Minimum *Lot Width* and *Frontage* - each *lot* or *industrial park* shall have a minimum *lot width* and *frontage* on a *public street* of 100 feet.
- (2) Minimum *Yards* and Minimum *Building Setbacks*
  - (A) Front - a minimum *front yard* and minimum *building setback* measured from the greater of the *proposed right-of-way* or *existing right-of-way* shall be provided as follows:

<i>Limited Access Highway:</i>	50'
<i>All Other Streets:</i>	30'

- (B) Minimum *Side Yard* and *Setback* - shall be provided from the *lot line* as follows:
      - i. Minimum *Side Yard* - 10 feet
      - ii. Minimum *Side Residential Bufferyard* - 50 feet
    - (C) Minimum *Rear Yard* and *Setback* - shall be provided from the *lot line* as follows:
      - i. Minimum *Rear Yard* - 10 feet
      - ii. Minimum *Rear Residential Bufferyard* - 50 feet
  - (3) Use of *Minimum Yards* and *Residential Bufferyards*

Use of *Minimum Yards* and *Residential Bufferyards* - all *minimum yards* and *residential bufferyards* shall be landscaped in compliance with the requirements for *perimeter yard* landscaping as set forth in Section 21-07.01 – Landscape Regulations of this Ordinance and shall remain free from structures except where expressly permitted below:

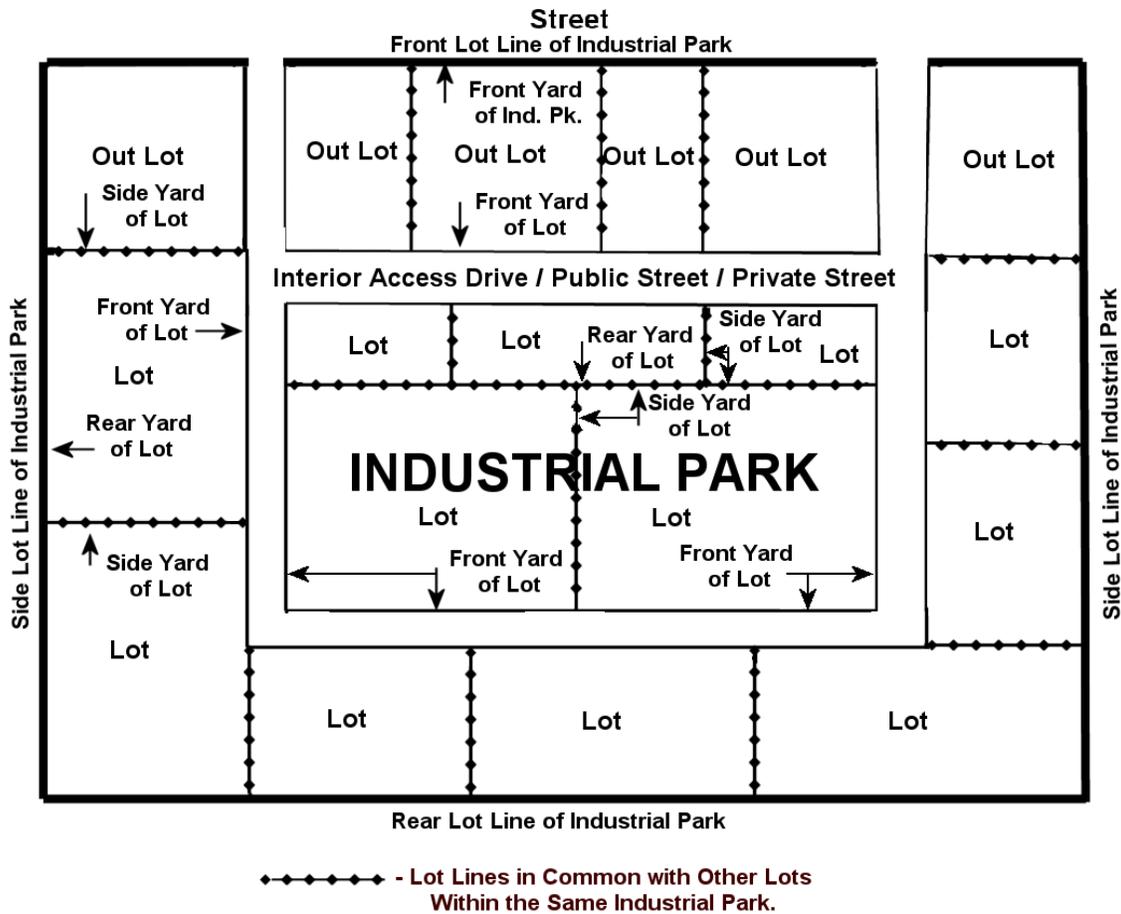
- (A) Minimum *Front Yards* – may include: *parking areas, loading areas, interior access drives, or interior access driveways*, provided that no portion of such area may be located closer to the *right-of-way* than twenty-five (25) feet; or, *signs* as regulated by Section 21-07.03 – Sign Regulations of this Ordinance, and shall be otherwise maintained as *open space* free from *buildings* or *structures*;

- (B) Minimum Front *Residential Bufferyards* - may include: *driveways*; or, *signs* as regulated by Section 21-07.03 – Sign Regulations of this Ordinance, and shall otherwise be maintained as *open space* free from *buildings* or *structures*;
- (C) Minimum *Side* and *Rear Yards* - minimum *side* and *rear yards* may include *interior access driveways* connecting to adjoining *lots* provided that the remainder of said yards shall be maintained as *open space* free from *buildings* or *structures*;
- (D) Minimum *Side* and *Rear Residential Bufferyards* - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained as *open space* free from *buildings* or *structures*.
- (E) *Minimum Yards for Lots Within the Same Industrial Park* - along all *lot lines* in common with other *lots* located within the same *industrial park*:
  - i. *Side Yards* – That portion of a *minimum side yard*:
    - a. located between the *front lot line* and minimum front *building setback* line may include: *driveways*; or, *interior access driveways* connecting to adjoining *lots*; or,
    - b. located behind the minimum front *building setback* line may include: *parking areas*; *loading areas*; *interior access driveways*; *interior access drives*; trash containers; or, *outdoor storage*; or,
  - ii. *Rear Yards* – *Minimum rear yards* may include *parking areas*, *loading areas*, *interior access driveways*, *interior access drives* or *outdoor storage*;

provided, however, that the remainder of said *yards* shall be maintained as *open space* free from *buildings* or *structures*, and that the area of each such *minimum yard* that would have been devoted to perimeter yard landscaping and the amount of landscape material that would have been required to be installed in such perimeter yard landscaping, if not complying with the special provisions of this sub-Section, are provided elsewhere on each of the affected *lots* as either additional *foundation landscaping*, additional interior *parking area* landscaping or additional front perimeter landscape *yard* landscaping, and documentary assurances are provided on the *final plat* or by other legally binding instrument which binds the adjoining *lots* to be developed in compliance with the special

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provisions of this sub-Section allowing such *minimum yards* to be used for *parking areas, loading areas, interior drives* or *interior access drives* subject to the provision of such additional *foundation landscaping area* or additional interior *parking area* landscaping.



**Minimum Yards for Lots Within the Same Industrial Park**

- (4) *Maximum Building Height* – eighty-five (85) feet or seven (7) stories; provided, however, that the *setback* for that portion of any *building* or *structure* which is in excess of thirty-five (35) feet shall be increased by one (1) foot for each one (1) foot of the height of the *building* or *structure* above thirty-five (35) feet until the maximum height of the *building* or *structure* is allowed.
- (5) *Landscaping* – See Section 21-07.01 – Landscape Regulations.
- (6) *Lighting* – See Section 21-07.02 – Lighting Regulations.

- (7) *Signs* - See Section 21-07.03 – Sign Regulations.
- (8) *Parking* – See Section 21-07.04 – Off-Street Parking Regulations.
- (9) *Loading* - See Section 21-07.05 – Off-Street Loading Regulations.
- (10) *Outdoor Storage* and Operations.

(A) Operations

All operations, servicing and processing (except *outdoor storage*, *off-street parking* and *off-street loading*) shall be conducted within completely enclosed *buildings*.

(B) Storage

All storage of materials or products shall be either:

- i. within completely enclosed *buildings*; or,
- ii. within a defined storage area in compliance with the following:
  - a. Location of *outdoor storage*:
    - 1. along *limited access highways* – shall not be located within a *minimum front yard*; and,
    - 2. along all other *streets* – shall not be located between the *front lot line* and the *established front building line*.
  - b. Screening – *Outdoor storage* areas shall be screened from view from non-industrial zoned *lot lines* by *buildings* or: (Ord. No. 10269-13, 11-11-13)
    - 1. a chain link, lattice, or similar type fencing with an open space of 30% or greater, supplemented by a Type C: Full Screening landscaping (See Section 21-07.01, Table 21-07.01 – A, Note C for details) located between the edge of the *outdoor storage* area and *lot line*; or,

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2. a ornamental, solid wall, architectural screen, masonry or similar type fence with an open space of less than 30%, including entry/exit gates made of materials compatible with the fence, supplemented by a Type B: Partial Screening landscaping (See Section 21-07.01, Table 21-07.01 – A, Note B for details) located between the edge of the *outdoor storage* area and the *lot line*.
- c. Height of Fence – The height above *grade* of said fence shall be at least six (6) feet and shall not exceed ten (10) feet.
- d. Height of *Outdoor Storage* – *Outdoor storage* of materials or products shall not exceed the height of the fence.
- e. Surface of *Outdoor Storage Area* – All *outdoor storage* areas shall be surfaced with a durable, dust-free surface of concrete or asphalt surface which meets or exceeds the minimum specifications prescribed by the Board of Public Works.

(C) Amount of *Outdoor Storage*

The total area devoted to *outdoor storage* shall not exceed twenty (20) percent of the *gross floor area* of all *buildings* on the *lot*, provided, however, *outdoor storage* in excess of twenty (20) percent of the gross floor area of all buildings on the lot may be approved as a *Special Exception Use*.