

Article XI LI-1 Light Industrial Zone

☒ § 870-82 Permitted uses.

In the LI-1 Light Industrial Zone, no building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following permitted uses:

- A. Manufacturing (i.e., light industrial operations, such as electronics, machine parts, small component assembly, and packaging, paper products assemblage or printing, as opposed to heavy industrial operations, such as automobile assembly or milling operations) or preparing, processing (i.e., food processing) or fabricating
[Amended 8-9-2016 by Ord. No. MC-4985]
- B. Wholesaling of goods and services, including warehousing or storage of goods, and cargo in transit provided that all activities and inventories are conducted entirely within an enclosed structure and that cargo is not harmful to humans, such as but not limited to atomic waste, radioactive materials, explosive hazardous waste, or similar cargo.
- C. Scientific or research development laboratories.
- D. Offices, office building and office complex.
- E. Pilot plant.
- F. Professional offices.
- G. Restaurants, including sit-down, carry-out, and drive-through.
- H. Railroad passenger stations and railroad facilities and uses.
- I. Commercial recreation facility.
- J. Lumber and building supply sales and storage.
- K. Buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes.
- L. Railroad passenger stations and railroad facilities and uses.

☐ § 870-83 Accessory uses.

The following accessory uses shall be permitted in this zone:

- A. Off-street parking, subject to the requirements of §§ 870-214 and 870-230 through 870-241.
- B. Multilevel parking structures, subject to the requirements of § 870-232.
- C. Fences and walls, subject to the requirements of § 870-197.
- D. Signs, subject to the requirements of § 870-253.
- E. Railroad accessory uses.
- F. Sidewalk cafe, subject to the requirements of § 870-217.

☐ § 870-84 Prohibited uses.

Any use not listed above shall be prohibited in the LI-1 Light Industrial Zone, and specifically the following:

- A. Residential uses, except living quarters for caretakers or watchmen.

- B. Signs in any form except as permitted in this chapter.
- C. Lodging houses, boardinghouses, rooming houses, group homes, multifamily dwellings or any combination thereof.
- D. Auto body shop.
- E. Junkyards and automobile graveyards.
- F. Storage of poisonous gases, except as may be incidental and essential to a permitted industrial process conducted on the premises.
- G. Stockyards and slaughterhouses.
- H. Foundries, forge shops and boiler works.
- I. Explosives of any kind.
- J. Any use dealing with materials potentially causing a hazard from fire or explosion, including ammonia, chlorine or bleach manufacturing, arsenal manufacturing or storage of explosives or sulphuric hydrochloric acid manufacturing.

☐ § 870-85 **Conditional uses.**

The following conditional uses shall be permitted in this zone:

- A. Child-care centers, subject to the requirements of § 870-203.
- B. Parabolic dish antennas, subject to the requirements of § 870-210.
- C. Public utility facilities, subject to the requirements of § 870-191.
- D. Wireless telecommunications facilities, subject to the requirements of §§ 870-210 and 870-211.

☐ § 870-86 **Area regulations.**

Table 8

Area Regulations for the LI-1 Light Industrial Zone

Requirements	Bulk Standards
	Type of Development
	Nonresidential
Minimum lot area (square feet)	40,000
Minimum lot width (feet)	200
Minimum height	2 stories or 30 feet
Maximum height	5 stories or 75 feet
Minimum depth of front yard (feet)	25
Minimum aggregate width of side yards (feet)	50
Minimum width of each side yard (feet)	20
Minimum depth of rear yard (feet)	30
Maximum lot building coverage	60%
Maximum lot impervious coverage	80%