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## Sec. 18-198. LI, Light Industrial District.

- (a) *Purpose.* The Light Industrial District is established to provide areas for office, distribution, warehousing, storage, and light industrial uses in accordance with adopted plans and policies. Light industries are generally characterized as industries with small physical plants and high worker-to-land ratios. Retail uses intended to serve the development are also permitted. The district is designed to be located in areas adequately served by public or private utilities, and near major transportation facilities (road, rail, air, and/or port) to ensure adequate access to its uses which, in turn, will discourage additional traffic generation on nearby residential streets. It should be located for satisfactory integration of the district into the surrounding area, not in a manner that adversely impacts existing or planned nonindustrial uses.
- (b) *Uses permitted by right.* The following uses are permitted by right in the Light Industrial District, provided that they meet all requirements of this section and all other applicable requirements established in these regulations:
- (1) Airport services.
  - (2) Automobile care center.
  - (3) Automotive services, except repair and towing.
  - (4) Boat building and repair.
  - (5) Building materials dealers.
  - (6) Bus and taxi service.
  - (7) Business services.
  - (8) Contractors, general or special trade, with no outdoor storage.
  - (9) Reserved.
  - (10) Contractor's equipment and supply dealers and service, with no outdoor storage.
  - (11) Divers, commercial.
  - (12) Electric motor repair.
  - (13) Electrical and electronic machinery, equipment and supplies.
  - (14) Fabricated metal products except boiler shops; machinery and transportation products; metal coating; engraving and allied services; metal forgings screw machine products; steel, wire, and pipe structural metal products; and ordnance.
  - (15) Fiber optics.
  - (16) Fishing, commercial.
  - (17) Fuel and ice dealers.
  - (18) Funeral home and crematory.
  - (19) Garbage collection, private.
  - (20) Gas companies.
  - (21) Laundries, industrial.
  - (22) Manufactured housing dealers.

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- (23) Manufacturing and distributing industries except boiler shops; chemical; creosote; fats and oils; machinery; meat products (slaughterhouses); ordnance, paper; petroleum; primary metals; steel, wire, pipe structural metal products; stone and cement products; tires; and tobacco products.
  - (24) Marina.
  - (25) Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks.
  - (26) Metal coating, engraving and allied services.
  - (27) Motor freight companies.
  - (28) Movers, van lines and storage.
  - (29) Offices, professional.
  - (30) Package delivery services, commercial.
  - (31) Parks and recreation areas, municipal.
  - (32) Pipe lines, except natural gas.
  - (33) Post office.
  - (34) Railroad facilities, including passenger and freight stations outside of railroad rights-of-way.
  - (35) Refrigeration, heating and air conditioning machinery.
  - (36) Research and development laboratories.
  - (37) Restaurant, fast-food carry-out.
  - (38) Restaurant, standard.
  - (39) Ship chandlers.
  - (40) Shipping brokers, freight and cargo.
  - (41) Small engine repair.
  - (42) Transportation equipment manufacturing.
  - (43) Veterinary services with enclosed pens.
  - (44) Veterinary services with open pens.
  - (45) Water transportation.
  - (46) Welding, repair.
  - (47) Amusement and recreation services, indoor.
  - (48) Schools, trade, correspondence, and vocational.
  - (49) Breweries, small regional and microbreweries.
  - (50) Artisan food and beverage producers.
- (c) *Uses permitted under prescribed conditions.* The following uses are permitted provided that they meet all requirements of this section, Article 6, and all other applicable requirements established in these regulations.
- (1) Adult establishments.
  - (2) Automobile repair shops.

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- (3) Auxiliary uses and wares.
  - (4) Commercial parking lots.
  - (5) Communication facilities.
  - (6) Contractor's storage yard.
  - (7) Contractors, general or special trade with open storage.
  - (8) Governmental uses outside public rights-of-way, except offices.
  - (9) Kennel, commercial boarders and breeders.
  - (10) Mini-warehousing.
  - (11) Motion pictures production and distribution.
  - (12) Residential unit contained within a principal use.
  - (13) Service stations.
  - (14) Telecommunication facility, unattended.
  - (15) Tire dealers and service.
  - (16) Towing services, automobile and truck.
  - (17) Utility stations and plants outside public rights-of-way (public and private) including lift stations, substations, pump stations, etc.
  - (18) Warehousing, general.
  - (19) Wholesale trade.
  - (20) Automobile and truck dealers, new and used.
  - (21) Contractor's equipment or supply dealers and service, with outdoor storage.
  - (22) Nightclubs.
  - (23) Spas and health clubs.
  - (24) Religious institutions.
- (d) *Permitted accessory uses.* Accessory uses clearly incidental and subordinate to the principal use are permitted provided that they meet all requirements of this section, the requirements of Article 6 and all other applicable requirements established in these regulations.
- (1) Internal services facilities incidental to permitted uses, including cafeterias, day care facilities, snack bars, and similar retail activities, conducted solely for the convenience of employees, or occasional visitors, provided any signage for such facilities is not visible beyond the premises.
- (e) *Development standards.*
- (1) *Dimensional requirements.*
    - a. Minimum lot area (square feet): None.
    - b. Minimum lot width (feet): None.
    - c. Maximum lot coverage: NA.
    - d. Minimum front setback (feet): 50.
    - e. Minimum rear setback (feet): 0 or 35<sup>(b), (d)</sup>.

- f. Minimum interior side setback (feet): 0 or 20<sup>(c), (d)</sup>.
- g. Minimum corner lot side setback (feet): 50.
- h. Height (feet): 35+<sup>(a)</sup>.

*Notes:*

<sup>(a)</sup> See subsection (e)(2) below for increased building height allowances to a maximum of ninety-six (96) feet.

<sup>(b)</sup> When abutting a street or residential use, the minimum rear setback shall be thirty-five (35) feet.

<sup>(c)</sup> When abutting a residential use, the minimum interior side setback shall be twenty (20) feet.

<sup>(d)</sup> For every foot of increased height of structures over twenty (20) feet, the developer shall provide additional interior side and rear yard setbacks at a 1:1 ratio where abutting a residential district.

- (2) *Building height.* Building height may be increased when additional side and rear yards are provided in accordance with the following standards. The maximum height of any building, shall be ninety-six (96) feet. The formulas for increases are as follows:

Height of Building Above 35 Feet	Additional Yard Requirements for Districts Noted by 35+ <sup>(a)</sup>
First 10 feet above 35 feet	4 feet for each 10-foot increment, or portion thereof
10.1 to 30 feet above 35 feet	6 feet for each 10-foot increment
30.1 or more above 35 feet	8 feet for each 10-foot increment

(Ord. No. O-2007-17, § 1, 3-20-07; Ord. No. O-2008-20, § 1, 3-4-08; Ord. No. O-2008-25, 4-8-08; Ord. No. O-2011-90, § 1, 11-1-11; Ord. No. O-2012-40, §§ 1, 2, 7-10-12; Ord. No. O-2014-68, § 6, 9-2-14; Ord. No. O-2015-31, § 6, 5-5-15)