

Development Standard		Land Use
		Non-Residential
Maximum height of structure	Primary structure	55 feet
	Accessory structure	35 feet
Minimum road frontage and lot width		250 feet
Minimum lot area		21,750 sqft
Minimum front yard setback (or average block setback, whichever is less. See Section A.5.b.iii of this Chapter.)	Principal arterial	75 feet
	Minor arterial	75 feet
	Collector street	40 feet
	Local street	30 feet
Minimum side yard setback	Primary structure	10 feet
	Accessory structure	10 feet
Minimum rear yard setback	Primary structure	10 feet
	Accessory structure	10 feet
Maximum impervious surface coverage		75%
Municipal water and sewer required*		Yes

*In cases granting exceptions to connection, the Town may specify the conditions and duration of the exceptions. Sanitary sewer is under the purview of FCRWD, and approvals from this entity are a required part of Town review processes.

The following site development standards may also apply to development in this district. See Chapter 3: Site Development Standards.	
- Accessory Structure Standards - Architectural Standards - Circulation & Parking Standards - Landscaping Standards - Lighting Standards	- Lot & Setback Standards - Pond Construction Standards - Sign Standards - Storage Standards - Structure Standards

17. Light Industrial District (LI).

a. Purpose. The Light Industrial District (LI) is intended to provide areas suitable for light production, assembly, warehousing, research/development facilities, and similar land uses. This district is intended to be adequately served by public utilities and infrastructure and accommodate only those industrial uses completely contained within structures and not involving outdoor storage or operations. All subdivisions require Subdivision approval. All non-residential development require Development Plan Approval.

Per the 2021 Interchange Master Plan, Light Industry is slated to be utilized in the Advanced Manufacturing and Technology District in a section of the Northeast Quadrant of the Plan. Any use or development within this designated area must meet the definition as listed below or as determined by the Administrator.

Use of innovative technologies to create existing products and the creation of new products using production activities that depend on information, automation, computation, software, sensing, and networking. It can also include STEM workforce development and training, research and development sites, innovation and collaboration incubators and educational sites.

Permitted Uses			Conditional Uses
ACCESSORY USES • atm machine • farm equipment repair • solar energy system, accessory	SERVICE USES cont. • crematory • equipment rental • frozen food lockers • janitorial service • lawn maintenance service (no bulk chemical storage) • mini-warehousing/storage facility • moving and shipping business • pest control (no bulk chemical storage) • taxicab facility • telephone, and express office • towing business	ACCESSORY USES • beekeeping	COMMERCIAL USES • automobile and vehicle storage (no junk or salvage)
AGRICULTURAL USES • plant nursery	COMMERCIAL USES • parking structure • plumbing, heating and ac service and equipment • sexually oriented business	INSTITUTIONAL USES • wireless communication facility	SERVICE USES • truck stop • automobile service and gas station
ENTERTAINMENT USES • athletic facility	INDUSTRIAL USES • distribution facility, wholesale • manufacturing, light		
INSTITUTIONAL USES • laboratory			
SERVICE USES • auction house • automotive repair • car wash • contractor facility			
See Appendix A: Land Use Matrix for a complete list of uses. * Indicates use has specific development standards that apply. See Chapter 4: Use Development Standards.			