

**Section 8-200 Business ("B"), Light Industrial ("LI"),
and Industrial Manufacturing ("IM")
Service Districts**

A. Purpose and Intent.

The purpose of Business, Light Industrial, and Industrial Manufacturing Service Districts is to provide areas for development of retail, general business, research, light industrial, processing, warehousing, heavy industrial and manufacturing uses, as well as supporting business and office uses primarily to serve the community and region. Land Use categories include:

- "B" - Business Services
- "LI" - Light Industrial Services
- "IM" - Industrial Manufacturing Services

B. Permitted Uses.

The following uses are permitted within the Business, Light Industrial, and Industrial Manufacturing Service Districts:

Residential Land Use Categories	B	LI	IM
Single Family			
Secondary Living Unit			
Accessory Swimming Pool, Private			
Duplex			
Rowhouse			
Townhouse			
Condominium			
Multi-Family (Apartment)			
Boarding/Fraternity/Sorority House, or Private Dorm			
Family Home			
Foster Family Home			
Foster Group Home			
Live Work Unit			
Manufactured Housing (permitted in MH)			
Nursing Home	P		
Personal Care Facility (seven or more residents)			
Personal Care Facility (six or fewer residents)			
Supervised Living Facility	P		
Trailer Camp or Park	C1	C1	C1
Animal Production			
Crop Production	P	P	P
Stables, Private			
P = Permitted, () = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section I. Conditions			

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Recreation and Lodging Land Use Categories	B	LI	IM
Bed and Breakfast Inn			
Full Service Hotel (Amend Ord 08-032, 5/6/08)	C1	C1	C1
Limited Service Motel (Amend Ord 08-032, 5/6/08)	SUP, C1	SUP, C1	SUP, C1
Residence Hotel (Amend Ord 08-032, 5/6/08)	SUP, C1	SUP, C1	SUP, C1
Bar		P	P
Night Club (See Section 12-200)	C16	P	P
Teen Club (See Section 12-300)	C17	C17	C17
Sexually Oriented Business (See City Code)		C22	C22
Banquet Hall	P	P	P
Wedding Chapel	P	P	P
Bingo Parlor	P	P	P
Bowling Alley	P	P	P
Billiards	P	P	P
Indoor Theatre	P	P	P
Skating Rink	P	P	P
Gun Range (Indoor)	SUP	P	P
Recreation, Inside (other than listed)	P	P	P
Public Park, Playground, or Golf Course	P	P	P
Country Club with Golf Course	P	P	P
Gun Club, Skeet, or Target Range, Outdoor		SUP	SUP
Horse or Auto Racing			SUP
Yacht Club or Marina	P	P	P
Recreation, Outside (other than listed)	P	P	P
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Commercial and Retail Land Use Categories	B	LI	IM
Catering Service	P	P	P
Cleaning Laundry	P	P	P
Copy Center	P	P	P
Offices	P	P	P
Restaurant	P	P	P
Sidewalk Café			
Farmers Market			
Nursery, Garden Shop or Plant Sales	C6	P	P
Building and Landscape Materials & Lumber Sales	C5	P	P
Antique Shop	P	P	P
Second Hand Goods Store	P	P	P
Open Air Vending	C10	C10	C10
Pawn Shop	P	P	P
Rental Store	P	P	P
New Retail Gun Sales	P	P	P
Boat Accessory Sales, Rental and Service	P	P	P
Specialty Paraphernalia Sales	P	P	P
General Retail Store, Other Than Listed	P	P	P
Large Scale Retail 100,000 square ft. and greater (See Section 12-1100)	SUP C1/C18	SUP C1/C18	SUP C1/C18
Large Scale Retail 50,000 - 99,999 square ft. (See Section 12-1100)	C1	C1	C1
Tattoo Parlor	P	P	P
Massage Therapy	P	P	P
Personal Household Services, Other Than Listed	P	P	P
Alcohol Sales	C19	C19	C19
Package Liquor Store	P	P	P
Auto Parts and Accessory Sales	P	P	P
Auto Service	P	P	P
Auto Repair, Minor	P	P	P
Auto Repair Garage, Major		P	P
Gasoline Sales	P	P	P
Car Wash	P	P	P
Motor Vehicle Rental	P	P	P
Motor Vehicle Sales	P	P	P
Parking, Commercial	P	P	P
Veterinary Clinic	C2	P	P
Kennel, Commercial	C3	P	P
Stables, Commercial		P	P
Radio or TV Station Recording Studio	P	P	P
Bailbond Service	P	P	P
Building Maintenance Service and Sales	C6	P	P
Swimming Pool, Spa and Accessory Sales & Service	P	P	P
Heavy Machinery & Equipment (rental/sales/service)		P	P
Cleaners, Commercial	C8	P	P
Custom and Craft Work	C11	P	P
Wholesale Supply Business	P	P	P
Commercial, Other Than Listed	P	P	P
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ZONING
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Industrial Land Use Categories	B	LI	IM
Asphalt or Concrete Batch Plant			SUP
Cold Storage Plant	P	P	P
Livestock Sales/Shipping Facilities			SUP
Distribution Center		P	P
Food Processing	C7	P	P
Recycling Collection Center	C13	C13	C13
High Impact Use			SUP
Manufacturing, Light		P	P
Manufacturing, Heavy			P
Mini-warehouse	C12	C12	C12
Warehouse	P	P	P
Contractors Plant, Shop, and Storage Yard		P	OP
Outside Storage		C5	C5
Wrecker Service	C4	P	P
Salvage or Reclamation of Products (outdoors)			SUP/C1
Salvage or Reclamation of Products (indoors)		P	P
Gas drilling (Amend Ord 07-071, 10/23/07)	SUP	SUP	SUP
P = Permitted, () = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section I. Conditions			

Institutional Land Use Categories	B	LI	IM
Church	P	P	P
Day Care	P	SUP	SUP
Public or Private School	P	SUP	SUP
College, University, or Seminary	P	P	P
Business School	P	P	P
Trade School	P	P	P
Government Facility	P	P	P
Museum or Art Gallery	P	P	P
Philanthropic Institution, Other Than Listed	P	P	P
Private Club, Lodge, or Fraternal Organization	P	P	P
Hospital	P	P	
Medical or Scientific Research Lab	P	P	P
Hospital, Psychiatric	SUP		
Mortuary or Funeral Chapel	P	P	P
Cemetery	P	P	P
Emergency Shelter	P	P	P
Foster Home			
Women's Shelter	P	P	P
Halfway House	SUP	SUP	SUP
Prison			SUP
P = Permitted, () = Not Permitted, SUP = Specific Use Permit, SE = Special			

Exceptions, C(X) = Conditions as defined in Section I. Conditions

Infrastructure Land Use Categories			
	B	LI	IM
Airport, Heliport, or Landing Field	SUP	SUP	SUP
Electric Utility Substation	P	P	P
Electric Generating Plant	SUP	SUP	SUP
Railroad Yard, Shop, or Roundhouse			P
Transit Passenger Shelter	P	P	P
Transit Passenger Terminal	P	P	P
Utility Lines, Towers, or Metering Station	P	P	P
Utility Installation, Other Than Listed	SUP	P	P
Wireless Telecommunications Facilities (See 12-800)	C1	C1	C1
Temporary Land Use Categories			
	B	LI	IM
Temporary Asphalt or Concrete Batch Plant	SE	SE	SE
Temporary Carnival, Circus, or Amusement Ride	SE/C14	C20	C20
Temporary Construction Field Office	C15	C15	C15
Temporary Construction Storage Yard	C15	C15	C15
Temporary Real Estate Sales Office			
Temporary Sand or Gravel Extraction	SE	SE	SE
Accessory Land Use Categories			
	B	LI	IM
Accessory Building			
Accessory Caretakers Quarters	P	P	P
Accessory Community Center, Private			
Accessory Garage Apartment			
Accessory Garage, Private	P	P	P
Accessory Outside Display and Sales	C9	C9	C9
Accessory Outside Storage	C21	C21	C21
Customarily Incidental (As Determined by Building Official)	P	P	P
P = Permitted, () = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section I. Conditions			

- C. General Regulations. See Article XI for additional standards.

General Regulations	B	LI	IM
Minimum lot area	15,000 sq ft	15,000 sq ft	15,000 sq ft
Maximum lot area	NA	NA	NA
Minimum lot width	NA	NA	NA
Minimum lot depth	NA	NA	NA
Maximum lot density	NA	NA	NA
Maximum lot coverage	NA	NA	NA
Maximum building height (no residential adjacency/proximity)	NA	NA	NA
Maximum building height (residential adjacency/proximity)	Sec. 11-1100	Sec. 11-1100	Sec. 11-1100
Minimum front yard setback (freeway or frontage road)	20'	20'	20'
Minimum front yard setback (all other streets)	10'	10'	10'
Minimum Interior Side Building Setback (abutting residential zoning)	30'	30'	30'
Minimum Interior Side Building Setback (not abutting residential zoning)	0'	0'	0'
Minimum Rear Building Setback (abutting residential zoning)	30'	30'	30'
Minimum Rear Building Setback (not abutting residential zoning)	0'	0'	0'

- D. Residential Adjacency Standards. See Article XIII.
- E. Landscape and Screening Standards. See Article XIV.
- F. Off-street Parking and Loading. See Article XV.
- G. Sign standards. See Article XVI.
- H. Property Zoned "PD-CA" or Adjacent to "PD-CA" Zoning.
See Sections 9-300 and 12-900.
- I. Conditions
1. See Article XII for special standards.
 2. Building construction methods shall incorporate sound attenuation features.
 3. Outside runs are not permitted.

4. No more than two (2) wreckers shall be stored on-premise and on-premise storage of towed vehicles is not permitted.
5. Outside storage areas not screened by an intervening building shall be screened from view of any public street right-of-way by a screening device at least eight feet in height. In addition, outside storage areas must be screened from view of any adjoining property by a screening device at least eight feet in height, except along adjacent property lines zoned "LI" or "IM". No materials stored shall be stacked above the top of the screening device. Items extending beyond the top of the screening device are permitted provided they are not stacked.
6. A maximum of 40% of the lot area is permitted for accessory outside storage provided that (1) Outside storage shall not be permitted in any portion of the lot between a public street and a line(s) projected from the face(s) of the building to the lot lines. (2) Outside storage shall be screened, from view of public streets by a screening device of not less than eight feet in height. Screening of outside storage within 50 feet of the street on which the building fronts shall be of the same materials as the building facade. (3) In addition, outside storage areas must be screened from view of an adjoining property by a screening device at least eight feet in height, except along adjacent property lines zoned "LI" or "IM". (4) No materials stored shall be stacked above the top of the screening device. Items extending beyond the top of the screening device are permitted provided they are not stacked.
7. No single tenant space in an existing building shall exceed 10,000 square feet.
8. Direct exterior exhaust from cleaning plant is not permitted. Dust must be controlled by either bag or filter and separator or precipitator so as to eliminate the exhausting of dust, odor, fumes or noise outside the plant.
9. Limited to no more than 5% of building area containing the main use. Use is not permitted

within street frontage building setback or any transitional buffer yard required by Article XIV.

10. A certificate of occupancy shall be issued by the Building Official upon a finding: that such vending will not endanger the health, safety or general welfare of the public, and specifically, that said vending will not unreasonably increase congestion upon the public roadways in and about said vending location so as to endanger the safety of drivers and pedestrians; and, that the Vendor applicant shall be in compliance with all other ordinances and laws applicable to said commercial activity, and have obtained all other necessary permits. An applicant shall have the right to appeal an adverse decision of the Building Official to the Zoning Board of Adjustment.
11. Operation shall be fully enclosed. Dust collection systems shall not be located outside of the building.
12. Doors into the storage units shall be screened from view of public streets and adjacent properties, unless these properties are zoned "LI" or "IM".
13. A collection center located on a parking lot may not occupy required off-street parking spaces. A collection center must be arranged so as to not impede free traffic flow. The owner of the property and the owner of and operator of the collection center shall: (a) remove products stored at the collection center at least once a week; (b) keep the collection center in proper repair and maintain a neat and clean appearance on the exterior of the center; (c) keep the building site clean and in a neat appearance and shall dispose of cans and other litter from the building site where the collection center is located; and (d) Can banks existing on June 28, 1995 are exempt from these requirements but remain under any conditions approved with the original Special Exception.
14. The hours of operation and location shall be subject to approval by the Zoning Board of Adjustment. The Zoning Board of Adjustment may approve a Special Exception not to exceed two (2)

years. However, the use may not operate more than twice in a twelve (12) month period, nor may operations occur for more than eight (8) consecutive days at a time. If a Special Exception is granted, a temporary certificate of occupancy shall be obtained from the Building Official at least ten (10) days prior to beginning operations.

15. Limited to on-premise construction purposes associated with the properties within the same platted subdivision. The Building Official may order the use to be discontinued and in no event shall such temporary use continue after subdivision construction is 90% complete.
16. No entrance or exit (other than an exit used only for emergencies) shall be located within 500 feet of an "E", "R", "R1", "R2", "TH" or "D" district. The measurement shall be taken in straight lines along building faces from the nearest point of the door to the residential district to the nearest boundary of said district. Access to the lot on which the use is located must be from an arterial or major collector street as identified in the Thoroughfare Plan.
17. During operating hours, at least one uniformed security officer shall be provided on premises to monitor activities both in the club and in the parking lot. Smoking is not permitted within the tenant space.
18. SUP is required for uses one hundred thousand (100,000) square feet or larger in contiguous footprint area if one single tenant occupies at least fifty thousand (50,000) square feet of the footprint area and the proposed use does not meet or exceed all required conditions and special standards.
19. See the "Occupation Taxes" Chapter of the Code of the City of Arlington for specific standards. (1) Any type of beverage may be sold for off-premise consumption (2) Any beverage may be sold for on-premise consumption as an incidental or primary use.

20. The use may not operate more than twice in a twelve (12) month period, nor may operations occur for more than eight (8) consecutive days at a time. A temporary certificate of occupancy shall be obtained from the Building Official at least ten (10) days prior to beginning operations.
21. Not permitted within street frontage building setbacks or any transitional buffer yard required by Article XIV Landscape Standards of this Ordinance. Limited to no more than 5% of the lot area containing the main use. Outside storage areas not screened by an intervening building, shall be screened from view from any public street right-of-way by a screening device at least eight feet in height. In addition, outside storage areas must be screened from view of any adjoining property by a screening device at least eight feet in height, except along adjacent property lines zoned "LI" or "IM". No materials stored shall be stacked above the top of the screening device. Items extending beyond the top of the screening device are permitted provided they are not stacked. Building and landscape material and lumber sales, nursery, garden shop, or plant sales are exempt from these requirements. See specific listings for these uses.
22. See the Sexually Oriented Business Chapter of the Code of the City of Arlington for specific standards. (Amend Ord 06-108, 11/14/06)