

## **§ 13-7.34. LI/OR LIGHT INDUSTRIAL/OFFICE RESEARCH DISTRICT.**

### **§ 13-7.3401. Purpose.**

The LI/OR District provides for light industrial and office research uses with the aim of avoiding degradation of community environmental resources.

### **§ 13-7.3402. Required Conditions.**

#### **A. Principal Permitted Uses.**

1. Professional offices.
2. Business offices and research facilities.
3. Manufacturing limited to assembly of finished components.
4. Packaging of finished products.
5. Fabrication of clothing and apparel.
6. Mini-warehousing/ self-storage facilities.
7. Child care centers.
8. Essential services.
9. Flexible office/warehouse: bulk maximum 49% warehouse. **[Added 7-23-2019 by Ord. No. 13-19]**

#### **B. Accessory Uses.**

1. Uses on the same site which are clearly accessory to the principal permitted use and intended to serve the employees of the principal use, including central heating and power plants for furnishing heat and energy to structures on the site; educational facilities for training and study connected with the operation and activities of the owner or tenant; buildings, structures and areas used in connection with maintenance of buildings, grounds, and/or internal roads; buildings for storage of documents, records, testing, research and experimental equipment; clinics; cafeterias; sundry shops for the retail sale of articles to trainees and employees; recreational facilities.
2. <sup>1</sup>Off-street parking.
3. Fences.
4. Signs subject to the provisions of Section 13-8.9.

#### **C. Conditional Uses.**

1. Institutional Uses

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1. Editor's Note: Former Subsection B(2), which listed flexible office/warehouse as an accessory use, was repealed 7-23-2019 by Ord. No. 13-19. This ordinance also provided for the renumbering of former Subsection B(3) through (5) as Subsection B(2) through (4), respectively. See now Subsection A, Principal Permitted Uses.

2. Nursing homes and assisted living facilities.

D. Prohibited Uses.

1. Manufacturing from unfinished raw materials.
2. Warehousing or bulk storage of hazardous materials.
3. Facilities which generate, store, or handle hazardous materials or hazardous wastes, or which generate emissions, effluents or discharges, except sewage, subject to permitting or reporting requirements by Federal, State or local environmental authorities.
4. Outdoor storage of materials or products.
5. Retail uses.

E. Area, Yard and Building Requirements.

1. Identical to requirements for the I-5 Limited Industrial District as set forth in Section 13-7.3102D.