

**§ 250-68. Light Industrial (L-I) District. [Amended 7-21-1998 by Ord. No. 98-15; 9-15-1998 by Ord. No. 98-18; 8-16-2011 by Ord. No. 11-09; 11-12-2014 by Ord. No. 14-36]**

- A. Purpose. The purpose of this section, with respect to the Light Industrial (L-I) District, is to permit land uses that reflect contemporary light industrial economies and trends; to strengthen the identity of this district as a base of local and regional employment in the distribution, production, and manufacturing of products; to broaden the presence of research and development enterprises; to promote creativity, entrepreneurship, and business development; and to improve the physical appearance of the district. This district also provides for certain medical and health care uses, in appropriate locations, that may complement the various types of medical and health care offerings already located throughout the City.
- B. Permitted uses. Permitted uses are summarized in the table below. In the table, the letter "Y" stands for permitted use and "YC" stands for conditional use. Conditions for conditional uses are listed in Subsection C. All other uses not expressly permitted in this section are prohibited.

<b>Land Use Categories and Land Uses</b>	<b>L-I</b>
<b>Industrial Uses, light</b>	
Apparel manufacturing	Y
Beverage production and manufacturing	Y
Computer, electronic, and electrical product manufacturing	Y
Food production and manufacturing	Y
Scientific and medical instrument manufacturing	Y
Nonmetallic mineral product manufacturing	Y
Printing and related support activities	Y
Research and development	Y
Wood and furniture product manufacturing	Y
<b>Wholesale Trade, Warehousing, Distribution</b>	
Wholesale sales	Y
Warehousing or distribution of nonflammable, nonhazardous materials	YC
Moving and storage facilities	Y
<b>Agricultural Uses</b>	
Accessory rooftop farming and gardening	YC
<b>Motor Vehicle-Related Uses</b>	
Automobile sales	YC
Car wash facilities	YC
Motor vehicle service and repair	YC
<b>Arts, Entertainment and Recreation</b>	
Instructional studios	Y
Professional and artist studios	Y
Studios (television, film, production, recording, radio)	Y
<b>Offices, nonmedical</b>	

<b>Land Use Categories and Land Uses</b>	<b>L-I</b>
Business incubators	Y
Business offices	Y
Co-working space	Y
Professional offices	Y
<b>Medical and Health Care</b>	
Medical and dental laboratories and diagnostic services	Y
Medical offices	Y
Urgent care facility	Y
Wellness center	Y
Veterinary clinic	Y
<b>Retail Trade</b>	
Automobile sales	YC
Accessory retail	YC
Garden center	Y
<b>Personal and Consumer Services</b>	
Pet grooming and training	Y
Pet daycare facilities	YC
<b>Eating and Drinking Establishments</b>	
Accessory restaurant	YC
Education	
Technical school	Y
<b>Emergency Services</b>	
Police, Fire, EMT, and ambulance stations	Y

C. Conditional uses. For areas within the designated L-I Districts, the Planning Board shall not approve any conditional use application for any of the following uses under this section unless the following enumerated specific conditions have been met:

- (1) Accessory retail and restaurants. The area of accessory retail space shall not exceed 15% of a building's square footage. The area of accessory restaurant space shall not exceed 20% of a building's total square footage.
- (2) Automobile sales.
  - (a) Such establishments shall have a fully enclosed sales building with a showroom area accommodating at least three automobiles. Vehicle service or repair may be performed as an accessory use, but only within a totally enclosed building.
  - (b) Outdoor storage. An automobile sales establishment shall comply with the following requirements for outdoor storage:

[1] All outdoor display and service areas, including driveways and parking facilities,

shall be paved.

- [2] Motor vehicles and equipment shall be kept at least 15 feet from the right-of-way and property lines.
- (c) On-site circulation. An automobile sales establishment shall comply with the following requirements for on-site circulation:
  - [1] There shall be sufficient area on site for all vehicle maneuvering and repositioning of inventory. No vehicles shall stand or be parked in the public right-of-way. All vehicle service must be performed on site.
  - [2] Driveways are limited to one driveway per street frontage per 100 linear feet of street frontage and the maximum width of each driveway is 24 feet.
  - [3] Driveways shall be at least 10 feet from any side lot line 50 feet from the intersection of street lines.
- (3) Accessory rooftop farming.
  - (a) The primary activity to be performed with or without a greenhouse structure shall be the cultivation of plants.
  - (b) Buildings with structures to contain accessory rooftop farming shall abide by the maximum building height.
- (4) Car wash facilities.
  - (a) All car wash facilities shall be subject to site plan approval and shall provide sufficient off-street drainage so as to eliminate water runoff upon a public right-of-way or adjoining property.
  - (b) Car wash facilities shall be conducted within a fully enclosed structure.
  - (c) Car wash facilities shall contain on-site parking, computed on the basis of one parking space for each 400 square feet or part thereof of structure.
  - (d) No part of the lot on which an automatic car wash facility is operated shall be located within 500 feet of a residential district or within 200 feet of an existing residential use.
  - (e) An automatic car wash facility shall provide a paved driveway consisting of a minimum of 10 automobile spaces to accommodate automobiles waiting to be washed and an additional paved driveway consisting of a minimum of three automobile spaces to permit the drying of automobiles following washing. Each such automobile space shall measure not less than 20 feet in length and shall be set back not less than 10 feet from any lot line.
  - (f) Automatic car wash facilities shall be screened from the street and from adjoining properties by fencing, evergreen landscaping, or other suitable screening, in such manner as shall be approved by the Planning Board.
  - (g) Automatic car wash facilities shall not include a driveway within 50 feet of any street intersection.
- (5) Motor vehicle service and repair.

- (a) A motor vehicle service and repair station shall be completely enclosed for all operations in a building that meets the dimensions of the underlying zoning.
  - (b) Storage areas for vehicles waiting for repair shall be provided on the site and shall not occur in the public right-of-way.
  - (c) All dismantled vehicles, equipment and parts and accessories thereof shall be stored within a building or behind a solid screen fence no less than six feet high. Such fence shall be least 15 feet from the right-of-way and property line.
  - (d) Outdoor storage areas shall not be permitted in any required yard.
- (6) Pet daycare facilities.
- (a) Pet daycare facilities are prohibited adjacent to residential properties or medical facilities providing overnight care.
  - (b) Outdoor exercise yards and/or runs.
    - [1] Outdoor exercise yards and/or runs shall be surrounded by a fence of at least six feet in height. Fences must be maintained so as to prevent escape of pets.
    - [2] Outdoor exercise yards and/or runs shall provide an adequate exercise area, protection from the weather, and be landscaped with appropriate absorbent materials such as crushed stone or gravel.
    - [3] Outdoor exercise yards and/or runs shall be used only between 9:00 a.m. and 6:00 p.m.
  - (c) All animal quarters and runs are to be kept clean, dry, and in sanitary condition.
  - (d) Enclosures must be provided which shall allow adequate protection against weather extremes.
  - (e) Floors of buildings and walls shall be of an impervious material to permit proper cleaning and disinfecting.
  - (f) All animals shall have fresh water available at all times. Water vessels shall be mounted or secured in a manner that prevents tipping.
  - (g) On-site waste collection. All on-site waste shall be housed on site, and all waste shall be disposed of in a sanitary manner and on a regular basis to prevent odor and excess accumulation.

D. Dimensional standards.

<b>Dimension</b>	<b>L-I</b>
<b>Lot Dimensions</b>	
Minimum lot area (square feet)	10,000
Minimum lot width (feet)	50
Minimum lot depth (feet)	100
<b>Building Height</b>	
Maximum building height (feet)	46*

<b>Dimension</b>	<b>L-I</b>
<b>Setbacks and Building Coverage</b>	
Minimum front yard setback (feet)	5**
Minimum side yard setback (feet)	5
Minimum rear yard setback (feet)	6
<b>Setbacks when Abutting Residential District</b>	
Minimum front yard setback (feet)	15
Minimum side yard setback (feet)	10
Minimum rear yard setback (feet)	20
* See Subsection E(1)(a)	
** See Subsection E(1)(b)	

E. General standards for L-I Districts.

- (1) Additional building height and setback requirements.
  - (a) When abutting a residential district, maximum building height shall be 30 feet.
  - (b) Front yard setbacks. In order to maintain a consistent appearance, front yard setbacks shall be similar to existing front yard setbacks on the block or on adjacent properties within the L-I District.
- (2) Operational standards.
  - (a) Any activity permitted in this district shall be conducted in such a manner as not to have a detrimental effect on adjacent properties by reason of waste, noise, light, vibration, or lack of proper maintenance of grounds or buildings.
  - (b) Outdoor storage of materials, products, dumpsters, equipment or vehicles, shall be screened by a solid fence or wall no taller than eight feet in height. Materials, products or equipment stored outdoors shall not be piled higher than the height of the fence or wall, nor shall they encroach into required parking and landscape areas.
  - (c) Businesses adjacent to residential districts.
    - [1] Businesses adjacent to a residential district shall open no earlier than 7:00 a.m. and close no later than 9:00 p.m. Loading is permitted only between the hours of 8:00 a.m. and 8:00 p.m.
    - [2] Loading areas or docks shall not be located closer than 60 feet from a residential district.
    - [3] Loading docks shall be screened with a solid masonry wall at a height to be determined by the Zoning Official.
- (3) Landscaping. Applicants shall submit a landscape plan detailing the location and types of plantings and other materials. Landscaping may include trees, bushes, shrubs, ground cover, perennials, annuals, plants, sculpture, art and/or the use of building and paving materials.
- (4) Doors and windows.

- (a) All buildings shall include doors and windows facing the street. Blank walls are not permitted facing the street at ground level.
  - (b) Ground floors shall have a minimum transparency of at least 40% of the wall area of the ground level for each wall facing a public street.
- (5) Exterior lighting.
- (a) Applicants shall submit a lighting plan detailing exterior lighting of facades and grounds.
  - (b) All exterior light fixtures shall be fully shielded and direct light either downward toward the earth's surface and/or toward the building facade.
  - (c) All exterior light fixtures shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way.
  - (d) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way.
- (6) Location of parking. Off-street parking areas shall be located to the side or rear of the building.
- (7) Open space requirement.
- (a) A minimum of 10% of the lot area shall be designed as usable open space.
  - (b) For the change of use of an existing building, the Planning Board may permit the creation of substitute interior space accessible to building occupants for the required open space in the project, if it finds that it is not practical or desirable to provide exterior open space.
- (8) Signs. Applicants shall comply with the sign regulations in Article XV. **[Amended 6-13-2017 by Ord. No. 17-05]**
- (9) Street numbers. Buildings shall be clearly marked with their street number. Street numbers shall be internally or externally illuminated for visibility at night.
- (10) Green buildings.
- (a) All new buildings, additions, or renovations with gross area greater than 5,000 square feet are encouraged to be constructed to the U.S. Green Building Council's LEED certification standards or equivalent.
  - (b) Green roofs are permitted and encouraged. The planting media and plant material comprising green roofs shall be maintained in accordance with generally accepted landscape maintenance practices, replacing each as necessary.
  - (c) Waste collection and storage areas. Trash, recycling, and any other refuse or recycling collection dumpsters or containers shall be located at the rear of the property and either screened, enclosed, or otherwise blocked from public view. Such screening or enclosure should be designed in conjunction with the primary building, may use similar materials and shall obscure views of waste collection and storage area.
- F. Visual buffers and screening. Buffers shall be provided to effectively protect residential property from the potential adverse effects of adjacent nonresidential land use activity that may result in nuisance, including visual blight, excessive light, threat to safety, noise, or odor encroachment to an adjacent parcel or one located across a public right-of-way.

(1) Landscaping.

- (a) All activities on any lot in the Light Industrial (L-I) District that abut a residential zoning district shall be screened from such abutting residential district by landscaping consisting of lawn, massed evergreen and/or deciduous trees, and shrubs of such species and density as will provide, within two growing seasons, a solid and continuous screen throughout the full course of the year.
- (b) Evergreen and deciduous shrubs shall have a minimum height of three feet when planted and shall be of varieties that normally grow to a minimum height of six feet within two full growing seasons.
- (c) Deciduous trees shall have a minimum caliper of three inches at the time of planting.

(2) Fencing.

- (a) Fences are permitted in side and rear yards at a maximum height of six feet.
- (b) Fences shall be kept in good repair, consistent with the design thereof. The property owner shall be responsible for maintaining the area between the property line and the fence.
- (c) Chain-link material used for any fence shall be of dark-colored material, and the posts and other framework forming part of such fence shall be the same color as the chain-link material.