

TITLE 10
CHAPTER 20

LIMITED INDUSTRIAL DISTRICT (LI)

SECTION:

- 10-20-1: Purpose
- 10-20-2: Permitted Buildings and Uses
- 10-20-3: Buildings and Uses Permitted Conditionally
- 10-20-4: Lot and Yard Provisions
- 10-20-5: Site and Development Provisions

10-20-1: PURPOSE: The Limited Industrial District is intended to provide areas for manufacturing, assembly, packaging, warehousing and related activities that do not create a significant detrimental impact on adjacent districts.

10-20-2: PERMITTED BUILDINGS AND USES: For the purpose of this Title, terms are defined in Title 10 Chapter 1 Section 5, "Land Use Category Definitions". If any permitted building or use has the potential to be hazardous, obnoxious, offensive or unsightly by reason of emission of odor, sound, vibration, radioactivity, electrical interference, flare, liquid or solid wastes, smoke or other air pollutants, said buildings or uses shall be required to obtain a conditional use permit issued by the Planning Commission subject to the procedures and conditions in Chapter 4 of this Title.

Industrial Uses:

Industrial Service

Manufacturing and Production

Plant Nurseries and similar Horticulture

Warehouse, Freight Movement and Distribution

Wholesale Sales

Commercial Uses:

Animal Clinic or Grooming Facility

Offices

Parking Facility (when not an accessory use)

Quick Vehicle Servicing

Restaurants, Cafes or Delicatessens, only in conjunction with an allowed commercial or industrial use and no greater than 15% of the total building floor area on site.

Retail Service and Repair

Vehicle Repair

Industrial and Civic Uses:

Basic Utilities

Parks and Open Areas, accessory only

Public Buildings and Facilities, other than City-owned (no schools allowed in this district)

Other Uses:

Accessory buildings and uses normal and incidental to the buildings and uses permitted in this Section.

Radio Frequency Transmission Facilities, if approved by the FAA.

Other buildings and uses similar to the list above which shall not have any different or more detrimental effect upon the adjoining neighborhood areas or districts than the buildings and uses specifically listed; provided, that retail sales uses, unless specifically listed, shall only be incidental and directly related to the operation of permitted industrial uses.

10-20-3: BUILDINGS AND USES PERMITTED CONDITIONALLY: The Planning Commission, subject to the procedures and conditions set forth in Chapter 4 of this Title, may grant a conditional use permit for the following:

Animal Daycare and Overnight Boarding Facility (excludes breeding kennels)

City-owned Public Buildings (no schools allowed in this district)

Liquid fuel storage.

Residential unit, maximum of 1,000 square feet, for a caretaker or superintendent whenever it is determined by the Planning Commission that the business requires the on-site residence of such a person.

Municipal Waste-Related Industrial Use

Regional Utility Corridors and Rail Lines

10-20-4: LOT AND YARD PROVISIONS:

- A. **Minimum Lot Area:** The minimum lot area shall be seven thousand five hundred (7,500) square feet.
- B. **Minimum Lot Dimensions:** The minimum lot width shall be fifty feet (50').
- C. **Maximum Lot Coverage:** Up to eighty-five percent (85%) coverage by buildings and impervious surface, unless a preservation credit is achieved in accordance with FCC 10-34-2-4.
- D. **Yard Regulations:**
 - 1. Front yards are not required except where setbacks have been established for road widening or other purposes.
 - 2. Side and rear yards are not required except:
 - a. Where setbacks have been established for road widening or other purposes.
 - b. Where the commercial or industrial use abuts a residential district, see FCC 10-34-3-7-D.
 - c. Where a building is not constructed on the property line, a three foot (3') minimum setback is required.

10-20-5: SITE AND DEVELOPMENT PROVISIONS:

- A. Building and Structural Height Limitations:
 - 1. The maximum building height shall be thirty eight feet (38').
 - 2. Towers, spires, chimneys, machinery penthouses, water tanks, radio aerials and similar structures and mechanical appurtenances shall not exceed sixty feet (60') in height, only if approved by the FAA and shall not be used for any commercial, residential or advertising purpose.
- B. Fences, Hedges, Walls or Landscaping: Refer to 10-34 of this Title for general requirements. Landscaping and trees shall not obstruct the airport's approach path.
- C. Outdoor Storage: All outdoor storage shall be enclosed within a sight-obscuring fence or wall.
- D. Parking and Loading Space: Refer to Chapter 3 of this Title for specific parking requirements. (Ord. 625, 6-30-80; amd. Ord. 669, 5-17-82)
- E. Vision Clearance: Refer to Section 10-1-4 and 10-35-2-13 of this Title for definition and requirements.
- F. Signs: Signs shall be in accordance with Title 10, Chapter 26 of this Code, except that free standing signs are restricted to externally lit monument signs only.
- G. Access and Circulation: Refer to Section 10-35 of this Title for requirements.
- H. Public Facilities: Refer to Section 10-36 of this Title for requirements.
- I. All trash receptacles shall be located inside structures or in a trash enclosure that is fully screened by a sight-obscuring fence or wall not less than 5' in height. Trash receptacle areas shall be kept clean. Trash shall not be allowed to blow about the site nor onto neighboring sites, nor shall any trash be stored in a manner to attract rodents.
- J. Administrative Review: All permitted uses in the Limited Industrial District shall be subject to administrative review, Section 10-1-1-6 of this Title.
- K. Airport Overlay Zone: Refer to Section 10-21-2 of this Title for specific requirements of the Public Use Airport Safety and Compatibility Overlay Zone.

Amended by Ordinance No. 15, Series 1988
Section 10-20-5, D, E - Amended by Ordinance No. 26, Series 2008
Sections 10-20-4 and 10-20-5 Amended by Ord. No. 9, Series 2009
Sections 10-20-2, 10-20-3, 10-20-4, and 10-20-5 amended by Ord. 4, Series 2010 (effective 4/5/10)