

TITLE 10
CHAPTER 20

LIMITED INDUSTRIAL DISTRICT (LI)

SECTION:

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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 ~~would~~ 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.

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

Industrial Uses:

Industrial Service

Manufacturing and Production

Warehouse, Freight Movement and Distribution

Wholesale Sales

Commercial Uses:

Animal Clinic or Grooming Facility

Plant Nurseries and similar horticulture

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

Institutional and Civic Uses:

Basic Utilities

Parks and Open Areas, accessory only

Public buildings and facilities (other than City-owned)

~~Ambulance sales.~~
~~Auction sales.~~
~~Automobile painting shops.~~
~~Automobile repair garages.~~
~~Bakeries, wholesale.~~
~~Blueprinting.~~
~~Boat building.~~
~~Building maintenance services.~~
~~Building material sales.~~
~~Car washes, coin-operated or mechanical.~~
~~Equipment rental yards.~~
~~Equipment sales.~~
~~Feed and seed stores.~~
~~Greenhouses and nurseries, wholesale.~~
~~Laboratories.~~
~~Manufacturing and assembling of precision optics.~~
~~Manufacturing and assembling of precision testing equipment.~~
~~Manufacturing, assembling, testing and repairing of components, devices, equipment and systems of an electronic or electromechanical nature, such as, but not limited to:~~
~~——— Audio systems and phonographs.~~
~~——— Coils, tubes, semi-conductors and similar components.~~
~~——— Communication, navigation, transmission and reception equipment, control equipment and systems.~~
~~——— Data processing equipment and systems.~~
~~——— Metering instruments.~~
~~——— Radar, infrared and ultraviolet equipment.~~
~~——— Radio and television equipment.~~
~~——— Scientific and chemical instruments.~~
~~Manufacturing of ceramic products fired in kilns using low pressure gas or electricity (brick and tiles not permitted).~~
~~Manufacturing, fabrication, processing or assembly of products from ferrous or nonferrous metals.~~
~~Manufacturing, compounding, bottling, processing, packaging or treatment of food and beverage products.~~
~~Offices for engineers, architects, landscape architects, surveyors and those engaged in the practice of designing, drafting or graphics.~~
~~Planned unit development, industrial.~~
~~Plumbing supplies and services.~~
~~Printing and publishing.~~
~~Public and private parking areas and garages.~~
~~Public and semi-public buildings.~~
~~Radiator service and repairs.~~
~~Radio towers and transmitters.~~
~~Restaurants.~~
~~Service stations.~~
~~Small animal hospitals.~~
~~Trucking yards and terminals.~~
~~Truck sales and services.~~
~~Wholesaling, warehousing and storing of the following, provided that all outdoor storage shall be enclosed within the site obscuring fences and walls:~~

- ~~Automobiles, trucks and buses.~~
- ~~Consumer goods.~~
- ~~Contractors' equipment.~~
- ~~Building materials, except no on-site wrecking or burning.~~
- ~~Food products.~~
- ~~Household goods.~~
- ~~Ice.~~
- ~~Lumber, except no log storage or ponding.~~
- ~~Other items similar to the preceding. (Ord. 625, 6-30-80)~~
- ~~Woodworking and cabinet shops. (Ord. 659, 11-24-81)~~
- ~~Utility distribution plants and service yards.~~

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:

- ~~Radio towers, transmitters and receiving stations.~~
- City-owned buildings ~~Public buildings and facilities.~~

Liquid fuel storage.

Residential unit, limited to one and a 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.

~~Airplane hangars, providing the lot abuts the Airport Development District.~~

- 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 ~~E~~eighty-five percent (85%) coverage by buildings and impervious surface, unless a preservation credit is achieved 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'). ~~and shall be in compliance with the Airport Obstruction Overlay District (Section 10-21-4 of this Title).~~
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.
- ~~3. All buildings and structures taller than thirty five feet (35') shall be set back at least one hundred fifty feet (150') from any property line that abuts a residential district.~~

B. Fences, Hedges, Walls or Landscaping: Refer to 10-34 of this Title for **general** requirements.

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.

~~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, and amendments thereto.

~~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. **Administrative Review:** All permitted uses in the Limited Industrial District shall be subject to administrative review, Section 10-1-1-6 of this Title.

J. **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.