



# LI – Light Industrial

## Purpose Statement

The purposes of the Light Industrial district are:

1. To provide an environment exclusively for and conducive to the development and protection of modern administrative facilities and research institutions that are office-like in physical appearance and service requirements;
2. To provide for and accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling, and distribution, free from the encroachment of residential, retail, and institutional uses unless otherwise specified in this ordinance. The uses allowed are those which, because of their normally unobjectionable characteristics, can be in relatively close proximity to residential and commercial districts.

## Permitted Uses

**Agricultural Uses:** Ponds.

**Residential Uses:** None.

**Community, Civic, and Institutional Uses:** Municipal, cultural, or public uses; places of worship.

**Commercial, Office, and Service Uses:** Offices, research, or professional services; vehicle sales, service, or rental (new and/or used); mechanical equipment sales and/or service.

**Industrial and Extraction Uses:** Light manufacturing, fabrication, and processing; warehousing/distribution;

metallic mining exploration.

**Accessory, Temporary, and Other Uses:** Accessory buildings, structures, and uses; permanent use of storage/shipping containers as an accessory structure; limited outdoor sales, display or storage (accessory to a principal use); off street public parking lots or garages; solar energy systems for private use; small wind energy systems; wireless telecommunication facilities.

## Conditional Uses

**Agricultural Uses:** None.

**Residential Uses:** None.

**Community, Civic, and Institutional Uses:** None.

**Commercial, Office, and Service Uses:** None.

requires Board of Adjustment approval

**Industrial and Extraction Uses:** Indoor sales of products manufactured onsite.

**Accessory, Temporary, and Other Uses:** Concrete and/or blacktop mix plants, processing stockpiling, and recycling of road building materials; commercial solar energy systems; large wind energy systems.

## Accessory Structures

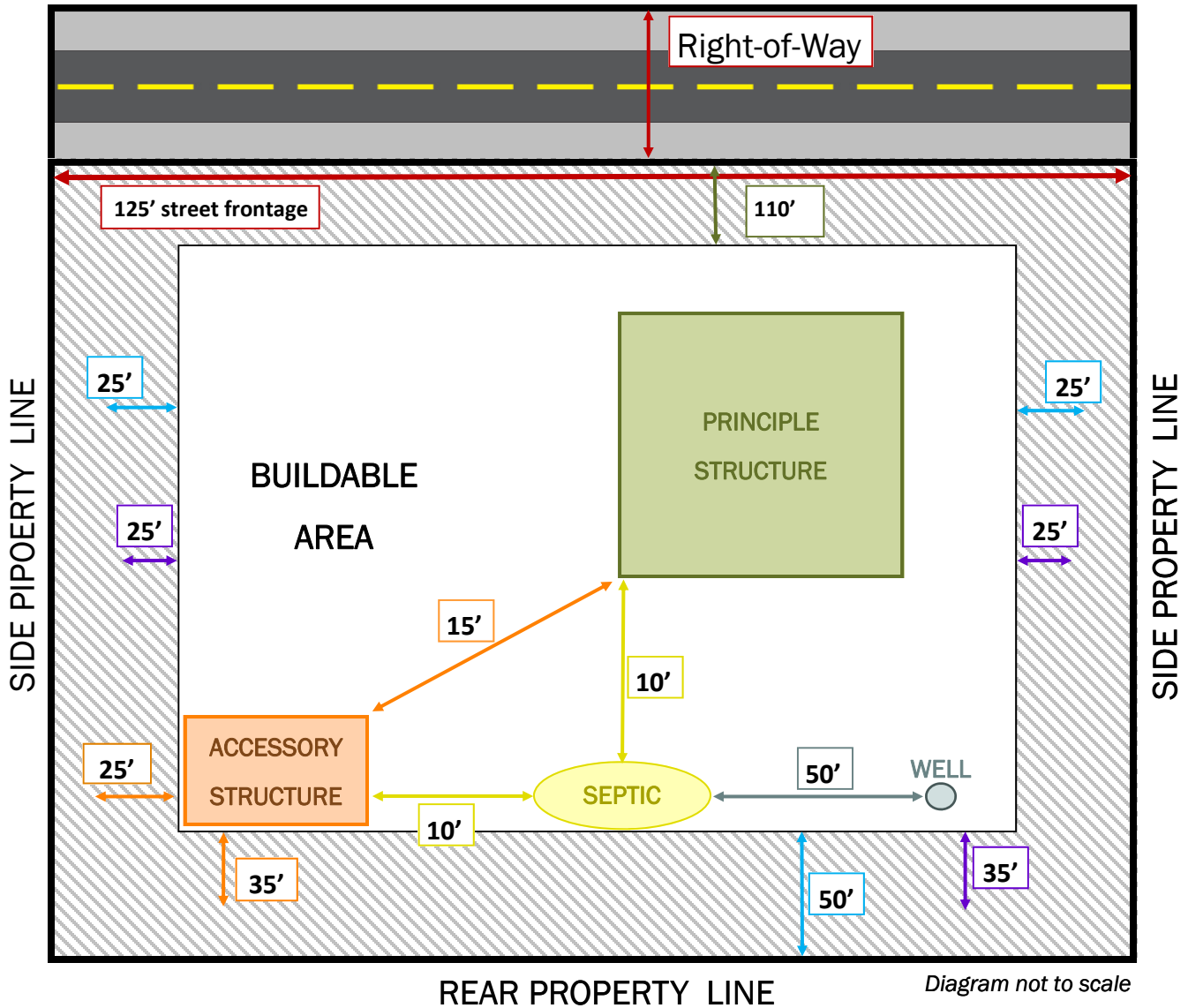
- May be located in the rear, side, or front yard.
- Principle structure must exist prior to an accessory structure.
- No maximum size.
- 35 feet maximum height.

- A conditional use permit may be applied for: Accessory building(s) exceeding the dimensional limitations of the Code (for personal/private use and/or accessory to the principal use of the lot).

## Livestock Requirements

- Keeping of livestock is not permitted in the Light Industrial district.

## Minimum Setbacks & Lot Requirements



### Minimum Lot Requirements

- 1 acre lot size
- 125 feet street frontage
- 66 feet of access to a public road

### Minimum Principle Structure Setbacks

- 110 feet from all road right of ways
- 25 feet from side property line
- 35 feet from rear property line
- 50 feet maximum height

### Minimum Accessory Structure Setbacks

- 15 feet from principal structure
- 25 feet from side property line
- 35 feet from rear yard property line

### Adjacent to Non-Residential District

- 25 feet from side property line
- 35 feet from rear property line
- 50 feet maximum height

### Adjacent to Residential District

- 25 feet from side property line
- 50 feet from rear property line
- 50 feet maximum height