

Section 10.01 Description and Purpose

This Zoning District is intended to provide exclusive areas for industrial uses in areas serviced by adequate infrastructure. Uses in this Zoning District are to provide for various types of light industrial and manufacturing uses, wholesale businesses, warehouses and other uses compatible with one another and with surrounding land uses and with an absence of objectionable external effects. These uses are characterized by moderate lot coverage, adequate setbacks, environmental sensitivity, and creative site design. The regulations are defined to exclude uses which would have a detrimental effect upon the orderly development and functioning of the District, as well as surrounding land uses.

Section 10.02 Permitted Uses

Land and/or buildings in the LI District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 11:

- A. Industrial plants manufacturing, compounding, processing, packaging, treating, or assembling the following:
 - 1. Agricultural products, including but not limited to, the production in green houses of flowers, plants, shrubs, trees, or other similar living products.
 - 2. Food and kindred products including meat, dairy, fruit, vegetable, seafood, bakery, confectionery, beverage, and similar products (but not including slaughtering of animals, or rendering or refining of fats and oils).
 - 3. Furniture and fixtures.
 - 4. Printing, publishing, and allied industries.
 - 5. Electrical machinery, equipment and supplies, electronic components and accessories.
 - 6. Engineering, measuring, optical, medical, scientific, photographic, and similar instruments and goods.
 - 7. Cut stone and stone products related to monuments.
- B. Industrial plants manufacturing, compounding, processing, packaging, treating or assembling of materials or products from previously prepared materials including the following:
 - 1. Textile mill products, including woven fabric, knit goods, dyeing and finishing floor coverings, yarn and thread, and other similar products.
 - 2. Apparel and other finished products including clothing, leather goods, furnishing and canvas products.
 - 3. Lumber and wood products including mill work, prefabricated structural work products and containers.

4. Paper and paperboard containers and products.
5. Biological products, drugs, medicinal chemicals and pharmaceutical preparations.
6. Glass products.
7. Jewelry, silverware and plated ware, musical instruments and parts, toys, amusement, sporting, and athletic goods, pens, pencils, and other office and artist supplies and materials, notions, signs and advertising displays.
8. Pottery and figurines and other ceramic products using only previously pulverized clay.
9. Fabricated metal products, except heavy machinery and transportation equipment.
- C. Wholesale businesses, including automotive equipment, drugs, chemicals, dry goods, apparel, food, farm products, electrical goods, hardware, machinery, equipment, metals, paper products and lumber.
- D. Warehousing, refrigerated and general storage.
- E. Laundries, laundry services, and dry cleaning and dyeing plants, excluding retail/service outlets serving the general public.
- F. Office buildings for executive, administrative, professional, accounting, drafting, and other similar professional activities.
- G. Research and development facilities, including production activities, which shall be limited to fifty percent (50%) of the floor area of the main building.
- H. Trade or industrial schools.
- I. New building materials sales and storage, including building trade contractors, and related storage yards.
- J. Body shops.
- K. Utilities and communications installations such as electrical receiving or transforming stations, microwave towers, and television and radio towers.
- L. Utility and public service buildings, including storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- M. Buildings, structures, and uses accessory to the Permitted and Special Land Uses listed in 10.03.

Section 10.03 Special Land Uses

Land and/or buildings in the LI District may be used for the following purposes following review by the Planning Commission as a Special Land Use as Regulated by Chapter 13:

- A. Truck and freight terminals.
- B. Bulk oil, propane, and gasoline storage and distribution.
- C. Junkyards.
- D. Adult Uses.
- E. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.

Section 10.04 Site Development Requirements

No lot, building, or structure, nor the enlargement of any building or structure, shall be hereafter erected unless all of the following requirements are met and maintained in connection with such use of the lot, building, structure, or enlargement.

A. The first thirty five (35) feet of the front yard area, except for necessary entrance drives, shall be landscaped.

B. All Permitted Uses and Special Land Uses shall be conducted wholly within a completely enclosed building, except for loading and unloading operations, and the on-site parking of vehicles, or as otherwise permitted by this ordinance.

C. Outside storage of materials, equipment, or vehicles is permitted, subject to the following restrictions:

1. Materials may be stored only in the side or rear yards, except that materials may not be stored on the street side of the corner lot. In no case shall materials be stored in any required yard.

2. All storage of materials shall be visually screened to a height of at least six (6) feet above the elevations of the nearest adjacent road or property. Such screening shall consist of either a decorative fence, wall, or greenbelt, or a combination of these materials.

3. In no case shall the outside storage of materials be stacked higher than the height of the visual screen.

4. One (1) non-gated opening, no greater than twelve (12) feet in width, shall be permitted in the screen for each two-hundred (200) feet of property frontage on a public street.

D. Development requirements:

Front Yard	50 feet
Side Yard- abutting Residential Districts or uses	50 feet
Side Yard- Street side of a corner lot	50 feet
Side Yard- abutting other districts	20 feet
Rear Yard	35 feet
Lot Coverage- including building and parking areas	60%
Building Height	40 feet
Minimum Lot Area	5 acres
Minimum Lot Width	330 feet