

CHAPTER 7 LI-LIGHT INDUSTRIAL DISTRICT

Section 7.01 Purpose of District

The District is intended for light industrial applications that are not likely to require public utilities, and will be designed to be compatible with other land uses in the area. The allowed industrial uses should be developed with appropriate utility and transportation connections, and in harmony with the area's natural features, with minimal impact on the environment or the surrounding community.

Section 7.02 Permitted Uses

The following uses are designated as permitted uses in this District:

- A. Essential services.
- B. Industrial establishments involving only the assembly and/or packaging of such products as food products (not including the processing of livestock), candy, musical instruments, optical goods, toys, novelties, electrical equipment, and appliances, where all storage of goods/products is completely contained within an enclosed building, and where all loading/unloading areas and facilities are located at or near the rear of the building.
- C. Storage rental units completely within an enclosed building, for items such as household goods, vehicles, and recreational equipment.
- D. Tool and die business, including metal working machine shops involving the use of grinding or metal cutting tools, manufacturing of tool dies/molds/jigs/fixtures (excluding the production of stampings, castings, forging, and similar production run parts), where all storage of goods/products is completely contained within an enclosed building, and where all loading/unloading areas and facilities are located at or near the rear of the building.
- E. Wholesaling and warehousing of goods and products such as automotive equipment, dry goods, apparel, groceries and related products, raw farm products (not including livestock), electrical goods, hardware products, plumbing products, heating equipment and supplies, machinery, alcoholic beverages, paper and paper products, furniture and home furnishings, and any product the manufacture of which is allowed in this District, where all storage of goods/products is completely contained within an enclosed building, and where all loading/unloading areas and facilities are located at or near the rear of the building.
- F. Accessory uses/buildings/structures; provided, however, that the keeping or raising of livestock and other agricultural uses are not allowed in this District as an accessory use or otherwise.

- G. Signs, in accordance with the applicable provisions of Chapter 13.

Section 7.03 Special Land Uses

The following uses are designated as special land uses in this District, subject to special land use approval and site plan approval in accordance with this Ordinance.

- A. Automobile repair (major and minor), where no junk vehicles, parts, or vehicles not containing all of their body parts are stored overnight unless adequately screened as determined by the Planning Commission pursuant to applicable standards in this Ordinance.
- B. Broadcast/transmission towers.
- C. Central laundry plants.
- D. Industrial facilities for the assembly, fabrication, manufacture, packaging or treatment of products from the following previously prepared materials: canvas, cellophane, caulk, cork, felt, fiber, glass, leather, paper/cardboard, plastics, precious or semi-precious metals or stones, sheet metal (excluding large stamping such as automobile fenders or body panels or those requiring in excess of 400 tons of manufacture), textiles, wax, wire, wood (excluding saw and planing mills and yards), where all such operations, equipment and storage are completely contained within a fully enclosed building and where all loading/unloading areas and facilities are located at or near the rear of the building
- E. Laboratories (mechanical or environmental research/testing).
- F. Municipal waste treatment or water treatment facilities.
- G. Refueling stations, and auto wash establishments.
- H. Repossession lots/storage, including retail sales of repossessed items.
- I. Salvage and/or recycling centers.
- J. Wireless communications support structure.
- K. Small wind energy conversion system.

Section 7.04 Density, Area, Height, Bulk and Placement Regulations

- A. Minimum lot area: 200,000 sq. ft
- B. Minimum lot width: 300 ft.
- C. Minimum setbacks:
 - Front: 100 ft.

Side: 50 ft.
Rear: 50 ft.

- D. Maximum lot coverage: 35%

Section 7.05 Site Plan Review Required

Site plan review is required for all permitted uses and special land uses, and for other uses as specified in Chapter 9 herein.

Section 7.06 Architectural Standards

The following architectural standards shall apply to buildings/structures in this District:

- A. The maximum building/structure height is 35 feet or 2 ½ stories, whichever is less.
- B. Buildings with multiple stories shall be improved with windows that add character to the structure and create a visual delineation between stories.
- C. Building façade shall bays, storefronts, entrances, columns, and other vertical elements in 20-40 horizontal foot increments to avoid uninterrupted horizontal stretches of exposed facing building and “break-up” the building façade.
- D. Exterior materials shall reflect a sense of permanence and community character. All proposed materials shall be subject to Planning Commission approval.
- E. Windows shall have sills and trim.
- F. Architectural features shall be complementary with all aspects of the building elevation. For example, building materials and designs shall complement/coordinate on all sides of the building.
- G. Roof design shall be flat, hipped, or front-gabled. Flat roofs shall incorporate a decorative cornice line that clearly identifies the top of a building.
- H. The form, scale and proportion of buildings shall be consistent or compatible with the scale, form and proportion of existing development in the immediate area.
- I. Mechanical equipment on the ground or on the roof shall be screened from view.