

CHAPTER 1161—"L-I" LIGHT INDUSTRY DISTRICT

1161.01 PURPOSE

The purpose of the L-I Light Industrial District is to accommodate and encourage the development of job intensive uses that include light industrial, office, and research and development uses. All uses shall be operated entirely within an enclosed structure which is clean, quiet and free of hazardous or other objectionable elements such as noise, odor, dust, smoke, glare and vibration.

1161.02 PERMITTED USES

Permitted uses in this district shall be as follows:

- A. Light Manufacturing Establishments;
- B. Offices;
- C. Public Recreation Areas;
- D. Wholesale Businesses;
- E. Automotive Body Shops;
- F. Private Indoor Recreation Areas.

1161.03 CONDITIONAL USES

The following conditional uses shall be permitted only if expressly authorized by the Planning Commission in accordance with Chapter 1195, Conditional Uses.

- A. Cellular or Wireless Communications Systems;
- B. Child Day Care Centers;
- C. Hospitals;
- D. Microbreweries;
- E. Research and development Laboratories;
- F. Automotive Sales;
- G. Automotive Repair.

1161.04 ACCESSORY USES

The following accessory uses shall be permitted in accordance with Chapter 1181, Supplementary District Regulations, except for signs which shall be regulated by Chapter 1191, Signs.

- A. Accessory Buildings and Uses customarily incidental to the principal use of the lot;
- B. Commercial Garages;
- C. Signs;
- D. Warehouses.

1161.05 MAXIMUM HEIGHT

The maximum height for all structures within this district shall be 65 feet.

1161.06 MINIMUM LOT AREA

The minimum lot size for a permitted structure housing one or more permitted uses shall not be less than 15,000 square feet in area.

1161.07 MINIMUM LOT WIDTH

For each permitted use within this district, there shall be a minimum lot width of 50 feet at the public road right-of-way.

1161.08 MINIMUM FRONT YARD SETBACK

- A. Buildings or uses shall be located no less than fifty (50) feet from any public road right-of-way.
- B. When a lot abuts a residential district or use, all buildings or uses shall be located no less than seventy-five (75) feet from the lot residential district or use.

1161.09 MINIMUM REAR YARD SETBACK

- A. Buildings or uses shall be located no less than seventy-five (75) feet from any residential district or use.
- B. Buildings or uses shall be located no less than twenty (20) feet from all other lot lines.

1161.10 MINIMUM SIDE YARD SETBACK

- A. Buildings or uses shall be located no less than seventy-five (75) feet from any residential district or use.
- B. Buildings or uses shall be located no less than twenty (20) feet from all other lot lines.

1161.11 OTHER REQUIREMENTS

All lots shall have at least twenty percent (20%) of the lot dedicated to open space that may include landscaped areas.