

DIVISION 7. - LI LIGHT INDUSTRIAL DISTRICT

Sec. 36-304. - Intent.

It is the intent of the LI Light Industrial District to provide for a variety of light industrial uses, processing, storage and commercial establishments not engaging primarily in retail sales. Such industrial areas should be free of incompatible uses and designed so as not to harm adjacent conforming uses.

(Code 1991, § 19-251; Ord. No. 83, § 13(intro.), 4-16-1984)

Sec. 36-305. - Uses permitted by right.

The following are uses permitted by right in LI districts when conducted in a permanent fully enclosed building. (Subject to site plan review. See article IX of this chapter):

- (1) Light industrial establishments which perform assembly, fabrication, compounding, manufacture, or treatment of materials, goods and products, including but not limited to:
 - a. Jobbing and machine shops;
 - b. Fabricated metal products;
 - c. Plastic products, forming and molding;
 - d. Processing of machine parts;
 - e. Monument and art stone production;
 - f. Industrial laundry operations;
 - g. Wood products processing facility;
 - h. Printing and publishing;
- (2) Storage facilities for building materials, sand, gravel, stone, lumber and contractor's equipment;
- (3) Grain and feed elevators, bulk blending plants and/or handling of liquid nitrogen fertilizer and anhydrous ammonia;
- (4) Commercial uses not primarily involved in retail sales as a primary use, including but not limited to:
 - a. Building material suppliers, farm implement dealers and repair;
 - b. Veterinary hospitals and kennels;
 - c. Commercial freestanding towers;
- (5) Planned research or industrial parks.

(Code 1991, § 19-252; Ord. No. 83, § 13.01, 4-16-1984)

Sec. 36-306. - Permitted accessory uses.

Permitted accessory uses in LI districts are accessory uses clearly appurtenant to the main use of the lot and customary to and commonly associated with the main use, such as:

- (1) Incidental offices for management and materials control;
- (2) Restaurant or cafeteria facilities for employees working on the premises.

(Code 1991, § 19-253; Ord. No. 83, § 13.02, 4-16-1984)

Sec. 36-307. - Uses permitted by special use permit.

The following uses are permitted by special use permit in LI districts:

- (1) Automobile salvage and private junkyards, pursuant to section 36-503;
- (2) Slaughterhouse and poultry, meat and food processing plants, pursuant to section 36-504;
- (3) Residential quarters for a caretaker/security personnel, provided it is clearly accessory to the principal use, does not occupy more than 400 square feet of space, and does not violate any setbacks.

(Code 1991, § 19-254; Ord. No. 83, § 13.03, 4-16-1984; Ord. No. 83.4, 2-15-1989)

Sec. 36-308. - Site development requirements.

The following maximum and minimum standards shall apply to all uses in the LI district except as modified by article I of this chapter and article VIII of this chapter, or as varied pursuant to article III of this chapter:

- (1) *Minimum lot area.* No building, structure or permitted use shall be established on any parcel less than two acres in size.
- (2) *Minimum frontage.* Each parcel of land shall have continuous frontage of not less than 200 feet along a major or secondary public thoroughfare and meets all applicable county construction and design standards.
- (3) *Minimum lot width.* The minimum lot width shall be not less than 200 feet.
- (4) *Yard and setback requirements.*
 - a. Front and rear yards: 50 feet.
 - b. Side yards: 50 feet, except in the case of a corner lot where the side yard on the street side shall not be less than the setback required for the front yard.
 - c. Lots adjacent to railroad right-of-way: When industrial parcels are adjacent to railroad rights-of-way, the side and rear yard requirements will be waived and setbacks can be zero feet from the right-of-way line.
- (5) *Maximum lot coverage.* 50 percent.
- (6) *Maximum height.* No structure shall exceed a height of 35 feet measured from the average finished grade.

(Code 1991, § 19-255; Ord. No. 83, § 13.04, 4-16-1984)

Sec. 36-309. - Performance standards.

The following performance standards shall apply to LI districts:

- (1) External areas for storage shall be screened on all sides by an opaque fence of not less than six feet in height.
- (2) When a side or rear lot line abuts or is adjacent to property located within the RA-1 or RA-2 residential districts a berm or buffer yard shall be required in addition to the minimum yard requirements, specific driveways and plantings of which shall be determined through the site plan review process.
- (3) Performance standards for sound, vibration, odor, gasses, glare, heat, light, electromagnetic radiation, smoke, dust, dirt, fly ash, drifted and blown material:

- a. Sound. The intensity level of sounds shall not exceed the following decibel levels when adjacent to the following types of uses:

Decibels (dba)	Adjacent Use	Where Measured
55	Residential dwellings	Common lot line
65	Commercial	Common lot line
70	Industrial and other	Common lot line

The sound levels shall be measured with a type of audio output meter approved by the United States Bureau of Standards. Objectionable noises due to intermittence, beat frequency or shrillness shall be muffled so as not to become a nuisance to adjacent uses.

- b. Vibration. All machinery shall be so mounted and operated as to prevent transmission of ground vibration exceeding a displacement of .003 of one inch measured by any lot line of its source.
- c. Odor. The emission of noxious, odorous matter in such quantities as to be readily detectable at any point along lot lines, when diluted in the ratio of one volume of odorous air to four or more volumes of clean air as to produce a public nuisance or hazard beyond lot lines, is prohibited.
- d. Gases. The escape of or emission of any gas which is injurious or destructive or explosive shall be unlawful and may be summarily caused to be abated.
- e. Glare and heat. Any operation producing intense glare or heat shall be performed within an enclosure so as to completely obscure and shield such operation from direct view from any point along the lot line except during the period of construction of the facilities to be used and occupied.
- f. Light. Exterior lighting shall be so installed that the surface of the source of light shall not be visible and shall be so arranged as far as practical to reflect light away from any residential use, and in no case shall more than one footcandle power of light cross a lot line five feet above the ground in a residential district.
- g. Electromagnetic radiation. Applicable rules and regulations of the Federal Communication Commission in regard to propagation of electromagnetic radiation shall be used as standards for this chapter.
- h. Smoke, dust, dirt, fly ash. Any atmospheric discharge requiring a permit from the state department of environmental quality or the federal government shall have the permit as a condition of approval for any use in this district.
- i. Drifted and blown material. The drifting or airborne transmission beyond the lot line of dust, particles or debris from any open stock pile shall be unlawful and may be summarily caused to be abated.
- j. Radioactive materials. Radioactive materials shall not be emitted to exceed quantities established as safe by the United States Bureau of Standards, as amended from time to time.

- k. Other forms of air pollution. It shall be unlawful to discharge into the atmosphere any substance not covered in subsections (3)c., (3)d. and (3)h. of this section and in excess of standards approved by the state department of environmental quality.
- l. Liquid or solid wastes. It shall be unlawful to discharge at any point any materials in such a way or of such nature or temperature as can contaminate any surface waters, land or aquifers, or otherwise cause the emission of dangerous or objectionable elements, except in accord with standards approved by the state department of environmental quality.
- m. Hazardous wastes. Hazardous wastes as defined by the state department of environmental quality shall be disposed of by methods approved by the state department of environmental quality.

(Code 1991, § 19-256; Ord. No. 83, § 13.05, 4-16-1984; Ord. No. 83.4, 2-15-1989)

Secs. 36-310—36-336. - Reserved.