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LI: LIGHT INDUSTRIAL DISTRICT

This district is intended to provide for a number of light manufacturing, wholesale, warehousing, and service uses in an attractive industrial park-like setting.

9.01 Permitted Uses

Permitted Use	Applicable Standards
Wholesale trade	12.02, 12.04, 12.05, 12.06, 12.11
Light manufacturing	12.02, 12.04, 12.05, 12.06, 12.11
Contractor's shop/storage yard	12.02, 12.04, 12.05, 12.06, 12.11 Subject to screening of all outdoor storage from view.
Office	12.02, 12.04, 12.05, 12.06, 12.11
Public utility facility	12.02, 12.04, 12.05, 12.06, 12.11
Frozen food locker	12.02, 12.04, 12.05, 12.06, 12.11
Wireless communication facility on existing support structure	12.09, 12.02, 12.04, 12.05, 12.06, 12.11
Printing plant	12.02, 12.04, 12.05, 12.06, 12.11
Motor vehicle service station	12.02, 12.04, 12.05, 12.06, 12.11
Electrical substation	12.02, 12.11
Warehouse, mini-warehouse	12.02, 12.04, 12.05, 12.06, 12.11
Lumberyard	12.02, 12.04, 12.05, 12.06, 12.11
Retail trade or service	12.02, 12.04, 12.05, 12.06, 12.11

Permitted Use	Applicable Standards
Truck or bus wash	12.02, 12.04, 12.05, 12.06, 12.11
Truck repair, sales, and service	12.02, 12.04, 12.05, 12.06, 12.11 Subject to no unscreened outdoor storage of parts.
Farm store or feed store	12.02, 12.04, 12.05, 12.06, 12.11
Farm implement sales, display, and service	12.02, 12.04, 12.05, 12.06, 12.11
Accessory structure (i.e. garage, shed)	12.03 (see definition)

9.02 Conditional Uses

Conditional Use	Applicable Standards
Telecommunications tower	12.09, 12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Off-premise sign	12.02, 12.07, 19.01
Bus/truck terminal	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Recycling collection or processing facility	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 Screening of all recyclable material from view.
Automobile storage yard	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 Screening of the storage yard with fence, berm vegetation or placement on the lot.
Broadcast tower	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 Located at least 300 feet from a residential district.
Motor vehicle repair shop	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 An adequate number of parking spots to store the cars and screen parts and materials from view.
Municipally owned waste water treatment facility	12.02, 12.04, 12.05, 12.06, 12.11, 19.01

Conditional Use	Applicable Standards
Wind energy conversion system	12.15, 12.02, 12.04, 12.05, 12.06, 12.11, 19.01

9.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 12.04).

	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Maximum Height (ft)
All Uses	5,000	50	25 see #3, #4	10 see #2	10	45 see #1

Exceptions

- #1 A conditional use permit will be required for any structure having a maximum height exceeding 45 feet. (See 19.01)
- #2 A side yard of 25 feet shall be required where a lot is adjacent to or abuts a residential district.
- #3 There shall be a required front yard on each street side of a double frontage lot. There shall be a required front yard on each street side of a corner lot.
- #4 One required front yard may be reduced to 15 feet on corner lots.
- #5 See also Adjustment to Yard Regulations (Chapter 13) and Non-Conforming and Non-Standard Uses (Chapter 14) for other specific exceptions.
- #6 Waste water treatment facilities are exempt from minimum yard or set back requirements.