

SECTION 25 LI -- LIGHT INDUSTRIAL DISTRICT

25.1 GENERAL PURPOSE AND DESCRIPTION:

The LI, Light Industrial, district is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation.

25.2 PERMITTED USES:

- A. The following uses are permitted in the LI district, provided that such light manufacturing or industrial operations shall not disseminate dust, fumes, gas, noxious odor, smoke, glare or other atmospheric influence beyond the boundaries of the property upon which such use is located, and which produces no noise exceeding the average intensity of noise of street traffic, as further defined by the Performance Standards (Section 31), at that point, and provided that such use does not create fire or safety hazards on surrounding property.
 1. Those uses specified in Section 26 (Use Charts).
 2. Light industrial, fabrication and manufacturing plants, including the assembling of prefabricated parts for the production of finished equipment, where the process of manufacturing or treatment of materials is such that no dust, odor, fumes, gas, smoke or noise is emitted.
 3. Certain "low risk industrial/manufacturing" or "high risk or hazardous industrial" uses may be allowed only upon approval of the City Coordinator (or his/her designee) and the Fire Chief. In this district, "high risk or hazardous industrial use" means any industrial use whose operation, in the opinion of the City Coordinator (or his/her designee) and/or the Fire Chief, involves a much higher than average risk to public health and safety. These uses include, but are not limited to, facilities where significant amounts of radiation, radioactive materials, highly toxic chemicals or substances, or highly combustible or explosive materials are present, used, produced, stored and/or disposed of.

25.3 HEIGHT REGULATIONS:

- A. Maximum Height:
 1. Occupied structures/buildings - Three (3) stories or forty-five feet (45'), but limited to a maximum height of thirty-five feet (35') on any portion of the site that is within two hundred feet (200') of any residentially zoned property (i.e., A, SF-12, SF-8, SF-5.5, SF-PH, 2F, MF-1, MF-2 or MH), and a maximum height of one (1) story within sixty feet (60') of residential.
 2. Unoccupied structures (e.g., grain silos, private water towers/utility structures, communications antennae, etc.) - Sixty feet (60'); Where any structure over thirty-five feet (35') in height is to be constructed on a site that is adjacent (or in close proximity) to a residential zoning district (A, SF-12, SF-8, SF-5.5, SF-PH, 2F, MF-1, MF-2 or MH), additional setback (i.e., front, side, rear yard) distance must be provided from the residential zoning district boundary line of one (1) additional foot for each foot that such structures exceed thirty-five feet (35'). (Also see Section 30.1.1 for communications antennae and support structures/towers.)

3. One (1) story for accessory buildings.

25.4 AREA REGULATIONS:

- A. Size of Lot:
 1. Minimum Lot Area - Fifteen thousand (15,000) square feet
 2. Minimum Lot Width - One hundred feet (100')
 3. Minimum Lot Depth - Two hundred feet (150')
- B. Size of Yards (all are measured from the property line):
 1. Minimum Front Yard – Ten feet (10'); all yards adjacent to a street shall be considered a front yard.
 2. Minimum Side Yard - Ten feet (10'), unless adjacent to a residential area then setback required would be fifteen feet (15)'.
 3. Minimum Rear Yard - Ten feet (10'), unless adjacent to a residential area then setback required would be fifteen feet (15)'.
 4. Adjacent to a Residential District - Any use other than residential which is over one (1) story in height shall observe a sixty-foot (60') setback from any single family zoning district.
- C. Maximum Lot Coverage: Sixty-five percent (65%), including accessory buildings.
- D. Parking Regulations:
 1. As established by Section 27, Off-Street Parking and Loading Requirements.

25.5 SPECIAL REQUIREMENTS:

- A. Site plan review and approval shall be required, in accordance with the procedures set forth in Section 12 of this Ordinance.
- B. Building facade (i.e., elevation) plans shall be submitted for review and approval by the Building Inspector prior to construction. Facade plans shall clearly show how the building(s) will look, especially as viewed from the major thoroughfare upon which the property faces and/or sides, and will portray a reasonably accurate depiction of the materials and colors to be used. The Building Inspector (or his/her designee) may, as he/she deems appropriate, require submission of additional information and materials (possibly actual samples of materials to be used) during the Site Plan review process.
- C. No permanent use of temporary buildings or dwellings.
- D. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- E. Landscaping shall equal at least ten percent (10%) of the total square footage of the main building(s).
- F. Signage requirements shall be as set forth in the City of White Oak's Sign Ordinance Section 14-286.

- G. All main buildings must be tied into the City sewer system. If City sewer is not available, the property owner must provide for some type of approved on-site sewage disposal system that is in conformance with County health regulations.
- H. Other Regulations: As established in the Development Standards, Sections 27 through 33.