

## SECTION 32 LI – LIGHT INDUSTRIAL DISTRICT

### 32.1 GENERAL PURPOSE AND DESCRIPTION:

The Light Industrial (LI) District is primarily for warehousing, wholesaling, and distribution activities. It is the intent that this district includes research and development laboratories as well as science and high technology firms. Other uses in this district include light manufacturing or assembly of small products such as electronics, pharmaceuticals, medical supplies and small equipment.

Truck traffic and loading operations are expected to be characteristics of this district. This district should have efficient accessibility to major transportation routes via major thoroughfares or other means of transportation. Business and industries in this district are clean and free of hazardous or objectionable elements that are obnoxious or offensive by reason of odor, dust, smoke, gas, vibration, glare or noise.

Facilities in this district may require limited amounts of outside storage, which is to be located in the back yard and screened from view. This district should have a significant amount of land used for open space and landscaping to provide curb appeal along the streets. It is the intent of this district to reserve large tracts in this district exclusively for light industrial activities.

### 32.2 PERMITTED USES:

1. Those uses specified in Section 36 (Use Charts)
2. Such uses as may be permitted under provision of Specific Use Permits, Section 35

### 32.3 HEIGHT REGULATIONS:

- A. **Maximum Height** - Nine (9) stories

### 32.4 AREA REGULATIONS:

A. **Size of Lot:**

1. **Minimum Lot Area** - One (1) acre (43,560 Square Feet)
2. **Minimum Lot Width** - One hundred feet (100')
3. **Minimum Lot Depth** - Two hundred feet (200')

B. **Size of Yards:**

1. **Minimum Front Yard** – Fifty feet (50') when adjacent to arterials and Centre Park Boulevard east of Hampton Road; twenty-five feet (25') when adjacent to minor streets.
2. **Minimum Side Yard** - Thirty feet (30')
3. **Minimum Rear Yard** - Thirty feet (30')
4. **Minimum Setback from Residential** - Additional setback of one foot (1') for each two feet (2') in height above two stories is required from adjacent Single-Family Zoning District(s).

C. **Maximum Lot Coverage:**

1. Sixty-five percent (65%)

- D. **Parking Regulations:** As established by Section 38, Off Street Parking and Loading Requirements.

### 32.5 SPECIAL REQUIREMENTS:

- A. For site plan requirements, see Section 42.
- B. No permanent use of temporary buildings.
- C. **Other Regulations:** As established in the Development Standards, Sections 37 through 45.