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**ARTICLE FIVE - Light Industrial District-(LI-I) & General Industrial District (GI-1)**

**SECTION 501 LI-1 Light Industrial District**  
**SECTION 502 GI-1 General Industrial District**

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**Section 501**  
**LI-1 Light Industrial District**

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**501.01 PURPOSE**

The purpose of the LI-I District is to encourage the development of manufacturing and wholesale business establishments that are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare, and operate entirely within enclosed structures and generate little industrial traffic. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intensive business and residential uses.

**501.2 PERMITTED USES**

Any of the following uses, or those of a similar nature, if conducted within an enclosed building or within an area enclosed on all sides with a solid wall or uniformly painted solid/screened fence not less than eight (8) feet high.

- A. Acoustical material storage; advertising display manufacturing; agriculture; agricultural implements (repair and service); agricultural tillage (contractors); air express service warehouse; airplane (repair and storage); asbestos and asbestos products storage; asphalt siding, shingles, roofing storage; automobiles (assembly of bodies, sales - used - parts and supplies - used - repair - brakes, electrical, painting, radiators, upholstery, etc., storage - dead - warehouse.)

- B. Bakers and baked goods manufacturing; balls and bearing storage; barbecue (bulk preparation and sales;) beer and ale distributor (wholesale) and storage; belting (repairing); beverages (bottling); beverages (wholesale and storage); bicycles (repair); biscuit companies (manufacturing); biscuits (wholesale and storage; boat (pleasure, storage); boilers (storage); bookbinders, book publishing (printing); bottles (wholesale); boxes (sales); braces (orthopedic, manufacturing); brick storage yard; brooms (manufacturing); building contractors (equipment and material storage); burglar alarm systems (installation); bus line shops (garage, repair); business machines (manufacturing, repair service, storage and wholesale); button covering (fabrics.)
- C. Cabinet makers; candy (wholesale distribution); canvas goods (fabrication); carpenter's shops and power woodworking; carpet and rug cleaners and storage; carpets and rugs (warehouse); carpets and rugs (wholesale); cement, cement products manufacturing (pipe, blocks, etc.); cement storage; cesspool builders and service equipment yard; chemicals and drugs storage and distribution; cigarette manufacture; cigarette service; cigarette manufacturing (machine rolled); cigars (wholesale and storage); cleaning compounds storage; cleaning and dyeing processing, clock factory; clothing manufacturing; coffee (wholesale and storage); coin machines manufacturing; coin machines (rental and service); cold storage; concrete contractors (storage yards) concrete products (pipe, beams manufacturing); concrete products (storage); concrete transit mixed; confectioners (wholesale); contractors equipment and supplies (storage); corsets and brassieres manufacturing; cotton seed products (storage) cranes (storage yard); crop dusting equipment yards.
- D. Dairies (distributing, commercial); dairies (pasteurization, commercial); decoration (workshop and equipment yard); department store warehouses; desks manufacturing; diaper supply service; diesel engines service, equipment and supplies (not manufacturing); disinfectants (storage and wholesale); display designers and builders shops; distillers (distribution, warehouse); doors, sash and trim, wood manufacturing; draperies manufacturing; drilling company equipment yards; drugs (wholesale storage); dry cleaning establishment (bulk processing); dry goods (wholesale or storage).
- E. Eggs (storage and processing); electric contractors shops; electric equipment assembly; electric plating; electric refrigeration lockers; electrical appliances manufacturing; electrical appliances repairs; enameling and painting (custom); engravers; express companies warehouses; exterminating and fumigating (commercial shops).
- F. Farm implements and machinery assembly; feed (wholesale and storage); fences (metal, wholesale and storage); fertilizers (processed, storage only); filters fabrication; fire escape contractors; firewood (storage); fish (wholesale); flags and

banners manufacturing; floor refinishing (contractors shop); food processing (general, see under product listing); food products (brokers and distributors, wholesale); food products (warehouse); freight forwarders warehouses; frozen foods

processing; frozen foods (wholesale, storage and distribution); fruit and vegetable juice processing; fruit and vegetable market (wholesale); fruits and vegetable processing (general, see under products listing); fur warehouse; furnaces (cleaning and repairing shops); furniture cleaners; furniture (repairing, and refinishing); furniture (wholesale and storage); furs manufacturing (cutting and assembly).

- G. Garment factory; glass blowing; grocers (warehouse); grocers; (wholesale); gunsmiths (repairs).
- H. Harness repair; hat manufacturing; hay and straw (sales and storage); heating and ventilating apparatus (assembly and storage); hoists (equipment storage); horseshoeing; hosiery manufacturing; hotel equipment (assembly and custom fabrication); house movers (equipment storage yards).
- I. Ice cream manufacturing; imported goods (warehouse); insecticides (storage and distribution); insulation (contractors equipment yard, storage and wholesale); interior decorators (workshops); iron (custom decorative wrought iron shops); irrigation companies and equipment.
- J. Janitors supplies, storage and warehouse; jewelers (bulk manufacturing); jobbers (bulk materials).
- K. Knit goods manufacturing.
- L. Laboratories (commercial, analytical, experimental and research); ladies ware manufacturing; laundries (processing); laundry equipment and supplies storage; leather goods (manufacturing, fabrication); limb manufacturing (artificial); lime storage; linen supply laundry service; linoleum storage; liquor (storage and wholesale); lithographers; livestock (supplies, storage and wholesale); locksmiths repair shops; loft buildings; lubrication compounds (storage); lumber (cabinet workings); lumber storage yard; lumber (used and wholesale).
- M. Machine shops; machine tools (storage); machinery rental; machinery (used, storage); markets (exchanges of goods); meat (storage and wholesale); men's clothing manufacturing; metals, processing, light fabrication from standard shapes; machine shop operations, plating, custom and replating, products fabrication and assembly; meters manufacturing, milk bottling plant (other than farm); milliners (wholesale and manufacturing); millinery and artificial flower making; mill work (sale and storage); mirrors (resilvering, custom work); model construction supplies and

manufacturing; mortar (bulk preparation and sales); motion picture equipment (storage and manufacturing); motion picture studios; motor freight company warehouses; motorcycles (repairing and sales); mover (warehouses).

- N. Newspaper printing, noodle manufacturing, notions (manufacturing, wholesale); novelties (manufacturing and wholesale); nuts (edible, processing).

- O. Office equipment manufacturing (see also business machines); office furniture (storage and warehouse); oil burners (installation and repair); optical goods manufacturing; ornamental metal work (custom hand fabrication); orthopedic appliances manufacturing; overall manufacturing.
- P. Packing, crating service fabrication; painters equipment and supplies (shops, wholesale and storage); paper storage; paper products (wholesale and storage);  
  
pattern shop; paving contractors equipment and storage; paving materials storage yard; photo-engraving company, pickles (processed, wholesale and storage); pipe (used, storage and sales); pipe coverings contractors shops; pipe fittings (storage and wholesale); pipe (concrete, manufacturing and storage); pipe (metal storage); plasterer (wholesale and storage); plating works (precious metals); plumbers shops; plumbing fixtures and supplies (wholesale and storage); popcorn manufacturing; potato chips manufacturing; poultry supplies (wholesale and storage); printers equipment and supplies; wholesale product (garden); wholesale produce (warehouse); pumps (repairing and rental); printer.
- Q. Quick freeze plant; quilt (manufacturing).
- R. Radio equipment assembling, radio repair shop, refrigeration equipment custom installation; refrigerators (servicing); refrigerators (wholesale, storage); restaurant equipment installation and repair, road building equipment (storage yard); rubber stamps manufacturing.
- S. Scaffolds (equipment and storage); scales (commercial weighing); school equipments and supplies (wholesale); screens, doors and windows manufacturing; screw and bolt manufacturing; seed (wholesale and retail garden supplies); septic tanks (contractors, construction); service station equipment (wholesale); sewer pipe storage; sheet metal work (custom fabrication); shirt factory; shoe repairing equipment and supplies (wholesale); shoe manufacturing; sign erectors (contractors shops); sign painters shops; sign maintenance service shops'; signs (neon and metal fabrication); skylights (custom manufacturing); slip covers (custom manufacturing); soaps (wholesale and storage); sporting goods manufacturing; soda water manufacturing; specialties (see coin machines); spices (wholesale and

storage); spraying supplies equipment yard, springs (replacement and repairs); stair builders (wood); steel awnings (custom manufacturing); steel erectors equipment yards; steel fabricators (light sections); storage warehouse; storage shops, store and office fixtures (contractors shops); stoves and ranges (wholesale and storage); surgical supplies (wholesale distributors).

- T. Tank coating equipment yard, tanks (erection, contractors yard); taxidermists; tents and awnings and manufacturing; termite control contractor shops; terrazzo contractor shops; thermometers manufacturing (wholesale, storage); tool grinding and sharpening; tools (wholesale and distribution); towels (supply and service); tractors (rentals; trailers (repairing); transfer business; truck freight movers (see express

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also); trunks manufacturing.

- U. Underwear (wholesale and manufacturing); upholsterers (custom).
- V. Wall board (wholesale and storage); wallpaper manufacturing; warehouses; watches manufacturing; water (distilled, processing); water (mineral, drinking or curative, bottling and distribution) water coolers (drinking fountains, repair and service); water heaters (service and repairing); water softening equipment (service and repairing); water supply systems (contractors shops); waterproofing (material, storage); weighers (commercial); welding (commercial); welding (equipment and supplies storage) well drilling (equipment yard); wholesale produce storage or market; commercial winches (equipment rentals); window display (installations, studio and shops); wines (storage, bottling and wholesale); wood (storage yard); woodworking (cabinet and custom millwork); woodworking (equipment, wholesale); woven goods (fabrication and assembly).
- W. Restricted Manufacturing.
- X. Research and Development Facilities.
- Y. Printing.
- Z. Commercial Semi-Truck Sales and Service.
  - AA. Agricultural or Construction Related Equipment Sales and Service.
  - BB. Warehousing.
  - CC. Other uses of a similar nature.

### 501.3 CONDITIONAL USE

Retail operations not requiring a separate building or structure that are directly related and subordinate to any use permitted under this section. The commencement duration of any such conditional use shall be coterminus with the permitted use to which it is related.

### 501.4 BUILDING HEIGHT

Buildings shall not exceed thirty-five (35) feet in height. Chimney, tanks, communication and other type towers may be permitted to a greater height upon approval by the Zoning Board of Appeals.

### 501.5 LOT AREA, WIDTH AND YARD REQUIREMENTS

#### A. Lot area and width

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1. Every lot in an LI-I District shall contain a minimum area of one (1) acre and a lot frontage and width of one hundred (100) feet.

#### B. Corner Lots

1. On a corner lot, the principal building and its accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yards in the district in which the structures are located.

#### C. Yards Required

1. Yards of the following widths or depths shall be provided for all permitted uses unless otherwise permitted by this Ordinance.

##### a) Front Yard

i. The minimum setback building line shall be fifty (50) feet from the street right-of-way line, and shall be appropriately landscaped and maintained. Such minimum space shall remain open and unoccupied by any principal or accessory building or use including parking areas, other than driveways and sidewalks.

##### b) Side Yards

i. There shall be two (2) side yards, each having a width of not less than twenty-five (25) feet as measured from the side lot line to the nearest point of any structure. Where the lot abuts any residential district there shall be a side yard buffer

strip or one hundred (100) feet on the side abutting the residential district. Such space abutting the residential district shall be appropriately landscaped and maintained. Such space shall remain open and unoccupied by any principal or accessory building or use.

c) Rear Yards

i. There shall be a rear yard of not less than fifty (50) feet. Rear yards used for parking shall be appropriately surfaced with a durable dust free material (asphalt or concrete) and shall be graded and drained to dispose of all surface water in the area. For those lots with rear lot lines abutting any residential district, the rear yard shall be appropriately landscaped and maintained and shall remain open and unoccupied by any principal or accessory building.

**501.06 PERMITTED SIGNS**

The provisions of Article Nine, Section 901 shall apply in this district.

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**501.07 OFF-STREET PARKING AND LOADING REQUIREMENTS**

The provisions of Article Nine, Section 902 shall apply in this district.

**501.8 PERCENTAGE OF LOT COVERAGE**

Buildings together with their accessory uses and enclosed structures in an LI-I District shall cover not more than forty (40) percent of the area of any lot.

**501.9 SUBMISSION OF PLANS**

The provisions of Article Ten, Section 1006-Site Plan Review shall be in full force and effect in this district.

**501.10 CERTIFICATE OF OCCUPANCY**

The provisions of Article Ten, Section 1001 shall be in full force and effect in this district.

**Section 502**  
**General Industrial District - (GI-I)**

502.01	Purpose
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502.03	Conditional Uses
502.04	Accessory Uses
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502.09	Percentage of Lot Coverage
502.10	Submission of Plans
502.11	Certificate of Occupancy

**502.1 PURPOSE**

The purpose of the GI-I District is to encourage the development of major manufacturing, processing, warehousing and major research and testing operations. These activities require extensive community facilities, and reasonable access to arterial highways. They may have extensive open storage and service areas, generate heavy traffic, but shall be prohibited if they create nuisances beyond the limitations set up by the Planning Commission.

**502.2 PERMITTED USES**

A building or premises may be used for the following purposes in an HI-I District:

- A. Any of the following uses, or those of a similar nature, if conducted within an enclosed building or structure, or within an area enclosed on all sides by a solid wall or uniformly painted solid/screened fence not less than eight (8) feet in height:
  1. Abrasives manufacturing; acoustical material manufacturing; agricultural implements manufacturing; air conditioning equipment (mass unit production); airplane manufacturing; aniline color or dye manufacturing; asbestos manufacturing; automobiles manufacturing.
  2. Bag cleaning; bag jobbers (burlap); bag manufacturing; balls and bearings manufacturing; barrel manufacturing; bathroom accessories manufacturing; beer (brewing); beet sugar manufacturing; belting manufacturing; blacksmith; bleacheries (cloth processing; bleaching compound manufacturing; blueing manufacturing; boat manufacturing; boilers manufacturing and repair; bottle manufacturing; bottlecaps and seals manufacturing; bottled gas (storage and distribution); box manufacturing;



boxes; brake lining manufacturing; breweries; brick kilns; brushes manufacturing; burlap processing; business machines manufacturing; butane distributors; butter and cheese manufacturing; button manufacturing (metal, plastic); bottled gas

manufacturing.

3. Candy manufacturing; candle manufacturing; cannery; canvas manufacturing; car manufacturing (railroads); carbide sales and distribution; carpet manufacturing; carriage and wagon manufacturing; carton manufacturing; casein manufacturing; cash registers manufacturing; caskets; cast iron pipe manufacturing and pulverizing; cheese manufacturing; chocolate and cocoa products manufacturing; cider and vinegar manufacturing; clay products manufacturing; cleaning compounds manufacturing; cloth, weaving and spinning; coal and coke yards; coffee roasting; coke oven manufacturing; concrete (bulk) manufacturing; condensed milk manufacturing; confectioners manufacturing, container paper manufacturing; cordage mill; cosmetics manufacturing; cotton seed products manufacturing; cotton spinning and weaving; crockery manufacturing.
4. Dairy equipment and supplies manufacturing; dairy products manufacturing; diesel engines manufacturing; distillers; doors manufacturing; drugs manufacturing; dyeing (commercial bulk); dyestuffs manufacturing.
5. Electric equipment manufacturing (casting and molding); elevators (grain); elevators manufacturing; emery cloth and sandpaper manufacturing; enameling and painting (bulk production); engine manufacturing; envelope manufacturing; excelsior manufacturing, storing and distribution, bulk; extrusion of metal.
6. Fabrics (weaving and spinning); feed (grains, manufacturing and processing); felt (building insulation manufacturing); felt (fabric manufacturing); fences (metal, fabrication and manufacturing); fire brick (manufacturing); fire clay products manufacturing; fireproofing manufacturing; floor materials (linoleum) manufacturing; floor polish and wax manufacturing; flour and grain (storage and elevators); flour mills; furniture (bulk manufacturing, metal, wood).
7. Gas tanks (illuminating); glass blowing (bulk processing); glass manufacturing (window and plate); glucose manufacturing; grain elevators; graphite manufacturing; gums (wholesale processing); gutta percha manufacturing.
8. Hair products factory, hat manufacturing; heavy castings manufacturing;

horseradish manufacturing; hose manufacturing; ice manufacturing; industrial truck body manufacturing; insulation material manufacturing; iron foundry, shellacking works; kerosene manufacturing or storage; kindling factory.

9. Lampblack manufacturing; lathe manufacturing; lead manufacturing (see metals); lead (white) and oil manufacturing; leather manufacturing; leather findings; linen goods manufacturing (spinning, weaving); linoleum manufacturing; linseed oil manufacturing; liquor distilleries; locomotive manufacturing; luggage manufacturing; lumber (bulk processing).

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10. Machine tools manufacturing; malleade casting manufacturing; malt extracts manufacturing; marble (quarry processing); matches manufacturing (wholesale and storage); mattresses manufacturing; metals (heavy casting) metal polish manufacturing; mills (flour and grain); millwork (woodworking) manufacturing, mirrors (bulk manufacturing); molasses manufacturing; monuments manufacturing.
11. Office furniture manufacturing, oil (fuel, storage); oil (vegetable, manufacturing and processing); oil burners manufacturing; oilcloth manufacturing, oiled rubber or synthetic leather goods manufacturing; oleomargarine manufacturing; olives (processing); ore (storage of and elevators); organ manufacturing; ornamental metal work (mass production).
12. Packing and crating service (sawmill operations); paint shops, automobile (see auto repairs); paint and varnish manufacturing; paper manufacturing; paper products manufacturing (cartons, containers); pencil factory; perfumery manufacturing; petroleum storage (wholesale); pharmaceutical products; phonograph records manufacturing; piano manufacturing; pickles (processing); pipe, (metal, manufacturing); planing mill, plating works, bulk galvanizing; poultry feed manufacturing; printers ink manufacturing; pumice manufacturing.
13. Rags (bulk collection and storage, processing); rolling mills, rope manufacturing (rope walk); rubber products manufacturing; rubber products salvage; rubbish removal (private equipment storage); rug manufacturing.
14. Salt manufacturing; sand and gravel (processing and storage); sandpaper manufacturing; sawmill; seed treatment (processing, extraction of oil); septic tanks (servicing and cleaning equipment yard); sewer pipe manufacturing (tile and terra cotta); sewer service (equipment yard); shell grinding; shellac manufacturing; shingle manufacturing; silk manufacturing; snuff manufacturing; soda compound manufacturing; soy bean oil manufacturing; spices (processing); spinning mill, springs (metal, manufacturing); stair builders (metal); steel fabrication (heavy sections); steel tank manufacturing;

stone crushing; stone cutting and screening; stove polish manufacturing; stoves and ranges manufacturing; structural steel manufacturing; sugar refining; sweeping compound manufacturing; syrup and preserve manufacturing.

15. Tank fabrication; tank farm (petroleum); tea and spice packing; terra cotta manufacturing; textile mills; tile manufacturing (decorative); tile manufacturing (structural); time records machines manufacturing; tin products manufacturing, tinfoil manufacturing; tire manufacturing; tobacco (chewing, manufacturing or treatment); tombstone manufacturing; turpentine manufacturing; varnish manufacturing.

16. Wagon manufacturing; wall board manufacturing; washing powder

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manufacturing; washing soda manufacturing; waste paper products manufacturing; water proofing materials manufacturing; waterproof treatment and manufacturing; wax processing; waxed container manufacturing; weaving mills, white lead manufacturing; wines (distillation); wire rope and fencing fabrication; wood products manufacturing (bulk); woodworking (sawmill, bulk, processing); wool processing, wool scouring or pulling; wool spinning and weaving; worsted goods manufacturing; woven goods manufacturing (mills); wrecking contractors yards; yeast cultivation (bulk).

17. Other uses determined to be of a similar nature by the Planning Commission.

- B. Restricted Manufacturing.
- C. General Manufacturing.
- D. Food Processing.
- E. Research and Development Facilities.
- F. Printing.
- G. Commercial Semi-Truck Sales and Service.
- H. Agricultural or Construction Related Equipment Sales and Service.
- I. Warehousing.
- J. Sexually Oriented Businesses (Ord. 2004-2047 09/23/04)

### **502.3 CONDITIONAL USES**

- A. Wireless Telecommunications Tower.
- B. Oil and Gas Wells.
- C. Sand and Gravel Pits.
- D. Outside Storage.
- E. Self-Service Storage.
- F. Billboards.
- G. Wholesale Business.
- H. Retail operations not requiring a separate building or structure that are directly related and subordinate to any use permitted under this section. The

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commencement and duration of any such conditional use shall be coterminous with the permitted use to which it is related.

**502.4 ACCESSORY USES**

Accessory uses customarily incidental to any of the above permitted uses as determined by the Planning Commission.

**502.5 BUILDING HEIGHT**

Building height shall not exceed thirty-five (35) feet in height. Chimney, tank, communication and all other types of towers, antennas ventilators and other structures may be permitted to a greater height upon approval by the Zoning Board of Appeals.

**502.6 LOT AREA, WIDTH AND YARD REQUIREMENTS**

A. Lot Area and Width

- 1. Every lot in a GI-I District shall contain a minimum area of one (1) acre and a lot frontage and width of one hundred (100) feet.

B. Corner Lots

- 1. On a corner lot, the principal building and its accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yards in the district in which the structures are located.

### C. Yards Required

1. Yards of the following widths or depths shall be provided for all uses unless otherwise permitted by this zoning ordinance.

a) Front Yards:

i. The minimum setback building line shall be fifty (50) feet from the street right-of-way line, and shall be appropriately landscaped and maintained. Such minimum space shall remain open and unoccupied by any principal or accessory building or use, including parking areas, other than driveways and sidewalks.

b) Side Yards:

i. There shall be two (2) side yards, each having a width of not less than twenty-five (25) feet as measured from the side lot line to the nearest point of any structure. Where the lot abuts any residential district there shall be a side yard buffer strip of one hundred (100) feet on the

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side abutting the residential district. Such space abutting the residential district shall be appropriately landscaped and maintained. Such space shall remain open and unoccupied by any principal or accessory building or use.

c) Rear Yard:

i. There shall be a rear yard of not less than fifty (50) feet. Rear yards

used for parking shall be appropriately surfaced with a durable dust free material and shall be graded and drained to dispose of all surface water in the area. For those lots with rear lot lines abutting any residential district, there shall be a rear yard of not less than one hundred (100) feet. This area shall be appropriately landscaped and maintained and shall remain open and unoccupied by any principal or accessory building.

### **502.7 PERMITTED SIGNS**

The provisions of Article Nine, Section 901 shall be in full force and effect in this district.

### **502.8 OFF-STREET PARKING AND LOADING REQUIREMENTS**

The provisions of Article Nine, Section 902 shall be in force and effect in this district.

**502.9 PERCENTAGE OF LOT COVERAGE**

Buildings together with their accessory uses and enclosed structures in a GI-I District shall cover not more than forty (40) percent of the area of the lot.

**502.10 SUBMISSION OF PLANS**

The provisions of Article Ten, Section 1006-Site Plan Review shall be in full force and effect in this district.

**502.11 CERTIFICATE OF OCCUPANCY**

The provisions of Article Ten, Section 1001 shall be in full force and effect in this district.