

**ARTICLE XIII
LIGHT INDUSTRIAL DISTRICT (LI)**

The Light Industrial (LI) District is intended to accommodate those industrial uses, storage, and related activities that generate a minimum of noise, glare, odors, dust, vibration, air and water pollution, fire and safety hazards, or any other potentially harmful or nuisance characteristics. It is designed to accommodate wholesale, warehouse and industrial activities, whose operational and physical characteristics do not detrimentally affect any of the surrounding districts. The LI District is established to permit the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semifinished products from previously prepared material. It is also intended to permit limited retail enterprises if they are directly related to the distribution of products manufactured or warehoused which are not suitable for wholesale distribution.

Sec. 13.1 Permitted Principal Uses

- A. Agricultural Services
- B. Local Government
- C. Light Manufacturing, Warehousing And Commercial Storage
- D. Agriculture - Crops
- E. Forestry
- F. Wholesale And Retail Sales
- G. Eating And Drinking Places

Sec. 13.2 Permitted Accessory Uses

- A. Accessory buildings, structures or uses customarily incidental to the permitted principal use.

Sec. 13.3 Permitted Conditional Uses

- A. Swimming Pools (Sec. 15.3)
- B. Livestock And Pets (Sec. 15.6)
- C. Non-Commercial Storage Building (Sec. 15.7)
- D. Antennas & Satellite Dishes (Sec. 15.8)
- E. Residential, Single Family Dwellings (Sec. 15.9)

Sec. 13.4 Permitted Special Land Uses

- A. Institutional Structures (Sec. 16.12)
 - 1. Educational And Social Institutions
 - 2. Public Buildings
 - 3. Human Care Institutions
 - 4. Animal Care Institutions
 - 5. Religious Institutions
- B. Other
 - 1. Auto, Truck And Equipment Dealers (Sec. 16.6)
 - 2. Contractors And Construction, Offices And Yards

- (Sec. 16.17)
3. WECS (Sec. 16.26)
 4. Gasoline Service Stations (Sec. 16.8)
 5. Golf Courses (Sec. 16.9)
 6. Marinas (Sec. 16.15)
 7. Junk Yards (Sec. 16.13)
 8. Sanitary Landfills And Transfer Stations (Sec. 16.11)
 9. Sand Or Gravel Pits, Quarries (Sec. 16.21)
 10. Sewage Treatment And Disposal (Sec. 16.22)
 11. Automotive Service Installations (Sec. 16.7)

Sec. 13.5 Lots And Building Requirements

All buildings and structures in this district shall be located on a building lot or parcel of land having a width of not less than three hundred thirty (330) feet and contain an area of not less than two and one-half acres of area unbroken by a public road or right-of-way.

However, this shall not prevent the use of a building lot or parcel of land of lesser size that was a lot of record prior to the adoption of this Ordinance (See Sec. 3.2). Any dwelling or other structure or part thereof shall have a minimum front yard setback of fifty (50) feet from the front property line, or eighty-three (83) feet from the centerline of the traveled surface of the roadway, except for State of Federal highways, in which case the minimum setback shall be fifty (50) feet from the highway right-of-way.

Minimum rear yard setback shall be fifty (50) feet from the rear property line or the high water mark when the property abuts a lake or stream; minimum side yard setback shall be twenty-five (25) feet from the side property lines.

Maximum structure height is twenty-eight (28) feet and maximum lot coverage is forty (40) percent.