

**Section 26. “LI” Light Industrial**

- A. **Purpose** – The LI zoning district is intended to provide areas for light- and medium- intensity manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are provided
- B. **Allowed Uses** – See Article VII, Chapter 2, Section 4.C – Non-Residential Zoning Districts.
- C. **Area, Yard and Bulk Requirements**

- D. **Performance Standards** – Uses shall not permit dust, fumes, gas, noxious odor, smoke, glare, vibrations or other atmospheric influence beyond the boundaries of the property on which such use is located, and which produces no noise exceeding in intensity at the boundary of the property the average intensity of noise of street traffic at that point, and no more than ten percent of the total lot is used for outside storage, and further provided that such uses shall not create fire or explosive hazards on adjacent property.

**E. Parking Requirements**

**EXHIBIT VI.5.26-1 “LI” LIGHT INDUSTRIAL TWO AREA, YARD AND BULK REQUIREMENTS**

DESCRIPTION	REQUIREMENT
Minimum Front Yard	25 Feet
Minimum Side Yard (see below)	None - 15 Feet - 25 Feet
Minimum Rear Yard -Adjacent to residential zoning district	50 feet where a property is adjacent to a residential zoning district or the rear yard of the property is separated from a residential zoning district by a ROW, except when that property also backs to the ROW
Maximum Height  - Adjacent to residential zoning district  - Proximity to residential zoning	The width of the ROW plus the depth of the front yard  - 45 feet; additional height is allowed up to 180 feet or 12 stories if required yard setbacks are increased 1 additional foot for every 2 feet of additional height and provide that if any portion of a building is within 150 feet of a residential zoning district, that portion of the building shall not exceed the maximum height allowed in the residential zoning district

- 1. Parking shall be provided in accordance with the parking requirements in Article VIII, Chapter
- 2. No parking spaces, storage or similar uses shall be allowed within the required front yard or corner lot side yard except that parking spaces are allowed if separated by at least 25 feet from any residential zoning district.
- 3. No parking spaces, loading space, outside storage, or outside display shall be allowed in any required side yard or rear yard adjacent to a residential zoning district, except that parking spaces are allowed if separated by at least 25 feet from any residential zoning district.