

ARTICLE 12
LIMITED INDUSTRIAL DISTRICT (LID)

Section 12.10	Purpose (pg. 97)
Section 12.20	Principal Permitted Uses (pg. 97)
Section 12.30	Special Uses (pg. 98)
Section 12.40	Development Requirements (pg. 99)

Section 12.10 Purpose

The purpose of this district is to support economic development that is an asset to the community, neighborhood, and landowners through the protection of certain areas for limited industrial uses. It is further the intent of this Article to ensure that the nature of the industrial uses do not create serious problems of compatibility with other kinds of land uses.

Further objectives of this Article include:

- A. To accommodate select commercial activities that may be appropriate near industrial uses and which may serve the immediate needs of the industrial uses and those employed therein.
- B. To ensure that the nature, scale, and function of uses pose no significant or unusual risk to the public health, safety, and welfare.
- C. To ensure that the nature, scale, and function of uses generate a minimum of noise, heat, glare, odor, dust, vibration, or other nuisances and do not emit harmful radiation or pollution into the air, water, or ground.

Section 12.20 Principal Permitted Uses

- A. Industrial uses including; assembly, packaging, printing, reproduction, and equipment servicing, manufacturing and fabrication
- B. Transportation related services including; truck and bus terminals and truck repair and maintenance facilities
- C. Storage and Warehousing, excluding the storage of bulk petroleum, hazardous materials, or related products, garbage, or rubbish

- D. The retail sales of products or services produced or assembled on the property, together with the related accessories or similar supporting goods or services, provided such use occupies no more than ten percent (10%) of the total floor area of all principal buildings on the lot, such as, but not limited to; plumbing and electrical contractors, carpenters, heating and cooling dealers, and re-upholstering establishments
- E. Self-storage units
- F. Essential public services, including storage yards for the same
- G. Churches and other uses normally incidental thereto
- H. Accessory buildings and uses customarily incidental to the above permitted uses

Section 12.30 Special Uses

The following uses shall be considered conditional and shall require a special use approval, and shall comply with any applicable special use requirements of Article 21:

- A. Open storage of materials including, but not limited to; building materials, sand, gravel, stone, lumber, equipment, and supplies
- B. Processing facilities for on and off-premise dry cleaning, laundry, and industrial laundry pickup stations
- C. Salvage yards and/or resource recovery facilities
- D. Telecommunication antenna support structures
- E. Public, quasi-public, and institutional uses such as but not limited to, municipal buildings and offices, courthouses, public off-street parking facilities, libraries, museums, public safety facilities, parks, post offices, civic centers, and storage yards for the same

Section 12.40 Development Requirements

The following requirements shall be met within a Limited Industrial District (LID):

- A. Site plan approval for all permitted and special uses as specified in Article 15 of this Ordinance.
- B. Off-street parking, loading, and access management standards for all uses as specified in Article 20 of this Ordinance.
- C. Signs for all uses as specified in Article 19 of this Ordinance.
- D. Height, area, lot coverage, yard regulations, building mass, and yard regulations as specified in Article 16 of this Ordinance.
- E. Landscaping requirements as specified in Article 18 of this Ordinance.
- F. Design, architectural, and building material standards as specified in Article 17 of this Ordinance.

