

#### 4.8 LIGHT INDUSTRIAL DISTRICT (LI)

4.8.1 Purpose. The purpose of the LI District is to provide areas for light industrial operations and limited related (or associated) retail sales. Limited related retail sales is defined as restricted to retail sales clearly associated with and secondary to the permitted use and of the type not normally located in downtown business districts (*e.g.*, the retail sale of auto parts by an auto dealership). The area is characterized by industrial and service type traffic usage and patterns, and light manufacturing or construction related services. The intent is to group these uses that demand similar circulation patterns, and service requirements together and provide regulations to preserve the integrity of the industrial uses while insuring the health, welfare and safety of the community.

4.8.2 Permitted Uses. Permitted uses for the LI District are limited to the following:

- a. Car rental companies.
- b. Automotive Repair and Maintenance.
- c. Motor vehicle and parts dealers.
- d. Construction contractors.
- e. Catering Services.
- f. Construction and building material sales (except hardware stores).
- g. Floor covering stores.
- h. Industrial laundry/dry cleaning service and distribution establishments.
- i. Landscape design, installation and maintenance firms.
- j. Light Manufacturing.
- k. Nurseries, greenhouse and floriculture production and sales.
- l. Photographic processing laboratories.
- m. Printing and publishing establishments.
- n. Processing and sales of firewood.
- o. Public Service, Public Use and Public Utility Facilities.
- p. Recording studios (audio or video) and broadcasting studios.
- q. Truck transportation, bus, taxi and limousine services, and couriers.
- r. Research and development.
- s. Sales, rental, and servicing of trailers, mobile homes, farm implements and heavy equipment.
- t. Gasoline Stations.
- u. Warehouse and storage facilities.
- v. Wholesale trade.
- w. PWSF's or WCF's, attached to street poles, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance.
- x. Parks.

- 4.8.3 Conditional Uses. Conditional uses for the LI District are limited to the following:
- a. Veterinary clinics and animal hospitals.
  - b. Indoor recreational facilities primarily for instruction.
  - c. PWSF's and WCF's, mounted on any proposed freestanding tower, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIIIA of this Ordinance. (Lattice towers are prohibited.).
  - d. Temporary Structures.
  - e. Roof-mounted and Freestanding Small Scale Wind Energy Systems (WES).
  - f. Freestanding Solar Panels, subject to the maximum building height for the applicable district.

(Ord. 1042, §16, 2009)

- 4.8.4 Accessory Uses. Accessory uses in the LI District are limited to the following:
- a. Storage buildings.
  - b. All PWSF's or WCF's, mounted on existing buildings or structures, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIIIA of this Ordinance.
  - c. Above Ground Combustible Liquid Tanks.
  - d. Above Ground Flammable Liquid Tanks.
  - e. Offices.
  - f. Shipping containers utilized for storage. These containers must be shielded from view by fencing or landscaping, and shall require a building permit.
  - g. Roof-mounted Solar Panels, subject to the maximum building height for the applicable district.

(Ord. 1042, §17, 2009)

- 4.8.5 Bulk Requirements. For other supplementary location and bulk regulations, see Article VII.
- a. Minimum Lot Size - six thousand (6,000) square feet.
  - b. Minimum Lot Width - sixty (60) feet.
  - c. Maximum Lot Coverage - not more than seventy five percent (75%) of the lot shall be covered by buildings.
  - d. Maximum height of buildings or structures - thirty five (35) feet.
  - e. Minimum Front Yard Setback - ten (10) feet.
  - f. Minimum Side and Rear Yard Setback - ten (10) feet except where the subject property is located adjacent to the following districts; RGB, GR, LR, or TN in which case the side and rear yard setback shall be twenty five (25) feet.
  - g. Maximum Floor Area - Buildings or structures containing an Individual Retail/Wholesale Trade or a Grouped Retail/Wholesale Trade shall be limited to an aggregate gross floor area of 25,000 square feet.

#### 4.8.6 Additional Regulations.

- a. No land or building in the LI District shall be used or occupied in any manner creating dangerous, injurious, noxious, or any other objectionable conditions which could adversely affect the surrounding areas or adjoining premises. Appropriate measures shall be taken to reduce dangerous and objectionable conditions to acceptable limits as established by the following requirements:
  1. Fire Hazards - Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire fighting and fire prevention equipment and by such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved as specified in the IFC.
  2. Radioactivity or Electrical Disturbances - No activity shall emit harmful radioactivity or electrical disturbances.
  3. Noise - Objectionable noise as determined by the Commission which is due to volume or frequency, shall be muffled or otherwise controlled. Air raid sirens and related apparatus used solely for public purposes are exempt from this requirement.
  4. Vibration - Vibration which can be detected without instruments on any adjoining lot or property shall be prohibited.
  5. Air and Water Pollution - Air and water pollution shall be subject to the requirements and regulations established by the State of Idaho.
  6. Glare - No direct or reflected glare shall be permitted which is visible from any property outside the LI District or from any street.
  7. Erosion - No erosion by man, wind, or water shall be permitted which will carry objectionable substances onto neighboring properties.
- b. All materials, with the exception of trees and plant materials stored on the premises, and all machinery and vehicles other than those for sale or display, or parked temporarily shall be stored within a building or within a wall or fence not less than five (5) nor more than six (6) feet in height. Subject to approval of the Administrator earth berms and landscaping with sufficient height and density may be substituted for a wall or fence.
- c. Landscaping shall be provided and maintained on all lots.
- d. Landscape screening shall be provided and maintained in the required yards adjacent to the RGB, GR, LR, and TN zoning districts to protect these areas from undue intrusion of noise, light, odors and other influences. Such landscaping shall, at a minimum, consist of:
  1. A hedge, berm, solid wall or solid fence not less than five (5) nor more than six (6) feet in height; and
  2. One (1) row of evergreen trees placed no further apart than twenty (20) feet; and,
  3. Lawn, low growing evergreen shrub, evergreen or ground cover on the balance of the yard.