

SECTION 228**LM****LIGHT MANUFACTURING DISTRICT****(As amended by Ordinance Nos. O02-09-26, O03-10-20 and O14-04-05)****SECTION 228.1 GENERAL DESCRIPTION**

The LM District is intended for light industrial uses and establishments involved in the manufacture, predominantly from previously prepared materials, of finished products or parts, including assembly, processing, fabrication, limited storage, wholesaling, and distribution of such products, but excluding basic industrial processing. Commercial and service uses in support of industrial uses are also permitted.

SECTION 228.2 PERMITTED USES AND STRUCTURES

- 228.2A Establishments for the manufacture, processing and assembly of goods and materials, which by their nature do not create serious problems of compatibility with other land uses. Examples of such establishments include: automotive parts and supplies manufactures and re-manufactures, clothing manufactures, metal fabricators, industrial laundries, furniture and wood products manufactures, and plastic and plastic products manufactures
- 228.2B General contractors and specialty contractors; building materials and supplies; crane service; equipment rental and leasing; fencing; heating and cooling sales and service; lumber yards; movers; sign companies; and well drilling and service
- 228.2C Retail, service and other commercial establishments primarily intended to serve the needs of the industrial community. Examples of such establishments include: automatic teller machines, general warehousing, guard and patrol service, industrial machinery dealers, janitor service, packaging materials, petroleum products dealers and wholesalers, machine shops, small engine repair, truck terminals, self service storage (mini-warehouses) when meeting the requirements of Section 206.13 of this Zoning Code, uniform sales and supply, welding, and welding equipment and supplies
- 228.2D Automotive and transportation services meeting the requirements of Section 206.15 of this Zoning Code including gasoline and motor fuel sales (meeting the requirements of Section 206.14 of this Zoning Code), trailer rental and leasing, truck terminals, truck stops, tire re-treading and repair, car wash, mechanical repair and servicing, paint and body shops, and new and used automobile and truck sales (As amended by Ordinance No. O14-04-05)
- 228.2E Greenhouses and nurseries; farm equipment and supplies; livestock equipment and supplies; tractor sales and service

- 228.2F Wireless communication tower structures and antenna arrays when in compliance with the provisions of Section 206.17 of this Zoning Code
- 228.2G Billboards and similar off-premise signs meeting the requirements of Section 207 of this Zoning Code
- 228.2H Public parks and public recreational facilities
- 228.2I Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code
- 228.2J Accessory structures and uses provided the following conditions are complied with:
1. Shall be customarily and clearly incidental and subordinate to permitted principal uses and structures
 2. Shall be located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership
 3. Shall comply with all applicable requirements of Section 204.8 of this Zoning Code
- 228.2K General and professional offices, office buildings and office parks (As amended by Ordinance No. O02-09-26)
- 228.2L Outdoor display and sales areas meeting the conditions of Section 206.19 of this Zoning Code (As amended by Ordinance No. O03-10-20)
- 228.2M Breweries, distilleries, and wineries (As amended by Ordinance No. O14-04-05)
- 228.2N Warehousing and distribution centers (As amended by Ordinance No. O14-04-05)

NOTE: REFER TO “CHART OF PERMITTED LAND USES BY ZONING DISTRICT” IN SECTION 234 OF THIS ZONING CODE FOR A DETAILED ENUMERATION OF THE USES ALLOWED IN THE LM DISTRICT.

SECTION 228.3 USES PERMITTED ON APPEAL (SPECIAL EXCEPTIONS)

After public notice and hearing, and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit as special exceptions:

- 228.3A Childcare centers when meeting the following conditions:
1. Shall be located in connection with and on the same premises as principle uses permitted within this district, said facilities being solely for the care of dependents of employees of said principle use
 2. Shall meet the provisions of Section 206.7 of this Zoning Code

228.3B Multi-purpose facilities which furnish ancillary services such as vocational and safety training, and daycare, if, and only if, such facilities are owned and operated by a partnership, cooperative, or other association of industrial uses exclusively for the employees of its members

228.3C Auto wrecker service meeting the following conditions:

1. Shall not be located adjacent to any district zoned in the RS classifications
2. Shall meet the provisions of Section 206.15 of this Zoning Code

228.3D Outdoor storage of goods and materials when located to the rear of the principal structure facing a street or to the side of the principal structure if a Type 3 Screen as specified in Section 208 of this Zoning Code is provided, and when complying with all minimum yard requirements

228.3E Recycling centers when meeting the following conditions (As amended by Ordinance No. O14-04-05):

1. Shall not be located adjacent to any district zoned in the RS, Single Family Residential classifications
2. All materials shall be located inside a completely enclosed structure
3. Materials for recycling shall be limited to domestic or household recyclable materials

SECTION 228.4 PROHIBITED USES AND STRUCTURES

Any use or structure not specifically permitted or permitted on appeal.

SECTION 228.5 MINIMUM LOT REQUIREMENTS (AREA AND WIDTH)

228.5A Minimum lot area:

1. If sewer is available NONE, except as required to meet the requirements herein
2. If sewer is not available 20,000 square feet

228.5B Minimum lot width at right-of-way 25 feet

SECTION 228.6 MINIMUM YARD REQUIREMENTS

228.6A Minimum depth of all yards on Major Streets as specified in Section 204.12 50 feet

228.6B Minimum depth of front yard 25 feet

228.6C Minimum depth of rear yard 20 feet

228.6D Minimum interior side yard 10 feet

228.6E Minimum side yard on street side corner lots 25 feet

228.6F Where this district joins any residential district or any lot on which a pre-existing single-family residential structure is located the screening and buffer yard requirements of Section 208.6 of this Zoning Code shall be met.

SECTION 228.7 MAXIMUM LOT COVERAGE.

None, except as required to meet the requirements herein.

SECTION 228.8 MINIMUM OFF-STREET PARKING REQUIREMENTS

Off-street parking shall be subject to the requirements of Section 205 of this Zoning Code.

ALL DRIVEWAYS AND PARKING AREAS SHALL BE PAVED

SECTION 228.9 ACCESS AND CURB CUTS

When making access to a public street, the provisions of Section 205.9 of this Zoning Code shall apply.

SECTION 228.10 LIMITATIONS ON SIGNS

All signs located in this District shall be subject to the requirements of Section 207 of this Zoning Code.

SECTION 228.11 EROSION AND STORM WATER MANAGEMENT

The erosion control and storm water management requirements of Sections 204.13 and 204.14 of this Zoning Code shall apply.

SECTION 228.12 LANDSCAPING, SCREENING AND BUFFER YARD REQUIREMENTS

The landscaping, screening and buffer yard requirements of Section 208 of this Zoning Code shall apply.

SECTION 228.13 SIDEWALK REQUIREMENTS

The sidewalk requirements of Section 209 of this Zoning Code shall apply.

SECTION 228.14 SITE PLAN REQUIREMENTS

All developments requiring building permits shall conform with the applicable site plan requirements of Section 233.5 of this Zoning Code.

SECTION 228.15 TRAFFIC STUDY REQUIREMENTS

A traffic study meeting the requirements of Section 233.6 of this Zoning Code shall be prepared and submitted to the Department of Planning and Codes for all developments in excess of 50,000 square feet of floor space or for any development if determined by the Building Official as necessary.