

Sec. 5.6.14 LI - LIGHT INDUSTRIAL.

5.6.14.1 STATEMENT OF INTENT. These districts are intended for light manufacturing, processing, storage and warehousing, wholesaling, and distribution. Institutional and residential uses are prohibited as not in character with the activities conducted in these districts. Service and commercial activities relating to the character of the district are permitted. Regulations are intended to prevent or reduce friction between uses in this district and also to protect nearby residential districts. Performance standards are applied at lot lines.

5.6.14.2. PERMITTED PRINCIPAL USES AND STRUCTURES.

5.6.14.2.1. Light manufacturing, processing, fabricating and similar uses.

5.6.14.2.2. Wholesaling, warehousing, storage, distribution establishments and the like.

5.6.14.2.3. Bulk storage inflammable liquids.

5.6.14.2.4. Outdoor storage lots and yards; except wrecking yards, junk yards or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage or second-hand building materials, junk automobiles.

5.6.14.2.5. Vocational schools and trade schools involving operations of a light industrial nature.

5.6.14.2.6. Retail establishments for sale of new and used automobiles, motor cycles, truck and tractors, manufactured homes, boats, automotive vehicle parts and accessories (but not junk yards or automotive vehicle wrecking yards), heavy machinery and equipment, farm equipment and supplies, lumber and building supplies, monuments, and similar uses.

5.6.14.2.7. Service establishments catering to commerce and industry including linen supply, freight movers, communications services, business machine services, canteen service, restaurant, hiring and union halls, employment agency, sign company, automobile service stations and truck stops, grocery stores and similar uses.

5.6.14.2.8. Vocational, technical, trade, or industrial schools and similar uses.

5.6.14.2.9. Clinic in connection with industrial activity.

5.6.14.2.10. Miscellaneous uses such as express office, telephone exchange, commercial parking lots and parking garages, motor bus, truck or other transportation terminal.

5.6.14.2.11. Kennels, provided outdoor animal runs and outdoor structures housing animals shall be a minimum distance of 100 feet from all property lines abutting residential zoning districts and shall be completely surrounded by an eight (8) feet high solid wall or solid fence. Kennels shall be maintained so as not to violate existing city codes.

5.6.14.3. PERMITTED ACCESSORY USES AND STRUCTURES. Uses and structures which:

5.6.14.3.1. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.

5.6.14.3.2. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.

5.6.14.3.3. Do not involve operations or structures not in keeping with the character of the district.

5.6.14.3.4. Dwelling units when a part of the permitted principal use, for owners and employees only, provided all minimum requirements for the area, setback, height and related requirements for the district are met, and provided further, that all such dwellings shall be confined to the rear one-half of the ground floor, or to a floor other than the ground floor of the principal permitted use. Dwelling units shall be limited to one for each permitted principal use and contain a minimum of 500 sq. ft. of living area but in no case shall the aggregate residential floor area exceed the aggregate floor area of the permitted principal use. One off-street parking space shall be provided for each dwelling unit in addition to the required off-street parking for the permitted principal use and shall be provided at the rear or side of the principal use.

5.6.14.3.5. Dish Antennas.

5.6.14.4. SPECIAL EXCEPTIONS.

5.6.14.4.1. One manufactured home or recreational vehicle for residential purposes, in connection with a principal use when used strictly for demonstrated security purposes and provided further that all yard requirements shall be met as for a principal use.

5.6.14.4.2. Manufacturing, processing and assembly, but with the following conditions: these land uses shall be conducted on property(s) within structure(s) enclosed on 3 sides with no openings, other than windows and personnel doors for ingress and egress, when the property abuts or is adjacent to properties classified residential, institutional or commercial on the Auburndale Zoning Map. Site compatibility requirements shall, at a minimum, be met in compliance with Sec. 5.2.17. of the LDR.

5.6.14.5. PROHIBITED USES AND STRUCTURES.

5.6.14.5.1. Dwelling units except as provided otherwise herein.

5.6.14.5.2. Private or public elementary or high schools.

5.6.14.5.3. Yards or lots for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, junk automobiles, second hand automotive parts; wrecking yards or junk yards; all uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article IV.

5.6.14.5.4. Junk Yards.

5.6.14.5.5. Off-site signs.

5.6.14.5.6. Abandoned signs.

5.6.14.5.7. Excavation, borrow pits.

5.6.14.5.8. Mining.

5.6.14.5.9. Salvage operations, recycling, building, yard.

5.6.14.5.10. Livestock, including swine, cattle, sheep, goats, and poultry.

5.6.14.6. MINIMUM LOT REQUIREMENTS. (Area & width) As needed to meet other requirements herein.

5.6.14.7. MINIMUM YARD REQUIREMENTS. (Depth of front & rear yard, width of side yard)

Front: 25 feet.

Side: 15 feet, provided however that this requirement may be reduced to 10 feet if structure is built with a minimum of one hour fire walls or contains an internal fire sprinkler system or if the yard abuts a railroad right of way, alley or an easement.

Rear: 20 feet, provided however that this requirement may be reduced to 10 feet if structure is built with a minimum of one hour fire walls or containing an internal fire sprinkler system or if the yard abuts a railroad right of way, alley or an easement.

Where an LI district adjoins a residential district without an intervening street or alley, the required adjoining yard shall be a minimum of 25 feet and shall be maintained as a live landscaped area, except for necessary access drives and walkways and shall not be used for parking. (See Sec. 5.2.17.)

5.6.14.8. MAXIMUM LOT COVERAGE BY ALL BUILDINGS. As needed to meet other requirements herein.

5.6.14.9. MAXIMUM IMPERVIOUS SURFACE COVERAGE. 70% for all upland soils. All other soils shall remain unimproved.

5.6.14.10. MAXIMUM HEIGHT OF STRUCTURES. Except as provided in Sec. 5.2.4. no portion shall exceed: 150 feet.

5.6.14.11. MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS.

5.6.14.11.1. Off-street Parking:

5.6.14.11.1.1. Service Stations, repair garages: No vehicle being serviced, repaired, or stored, or awaiting or following service, repair or storage, shall be parked on any public street, alley or right-of-way by persons operating or employed by such service stations or repair garages.

5.6.14.11.1.2. All other uses or structures: Parking space shall be determined by the Administrative Official in an amount appropriate to the circumstances of the case, but in no case shall off-street parking space required be less than one space for each employee on peak shifts.

5.6.14.11.2. Off-street Loading: All permitted or permissible uses requiring loading space for normal operations shall provide adequate loading space so that no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into any public street, walk, alley or required yard.

5.6.14.12. LIMITATIONS ON SIGNS. No signs intended to be read from off the premises shall be permitted except:

5.6.14.12.1. Signs relating only to identification of the premises and occupants and to goods sold or services rendered on the premises, limited as to number and area as follows:

5.6.14.12.1.1. One sign, with not to exceed 20 sq. ft. of surface area, for each 10 lineal feet of building frontage, the location of which is identified on the Occupational

License. Such sign shall be mounted on the main building and shall not extend more than 3 feet above the roof or beyond the sides of the building. In addition, when one or more places of business or activities exist in a building, not more than one free standing combined identification sign may be permitted when mounted on a permanent support in any required front yard in this district, if such sign and its support do not impede visibility in relation to traffic flow on the site or on the adjacent streets. Such free-standing sign shall not exceed 80 square feet in surface area per side or 160 square feet in total combined surface area. If at a later date other places of business or activities locate on the subject site, the original individual sign structure and copy shall be surrendered and combined as for Sec. 5.6.14.12.1.2. below. No source of incandescent or mercury vapor illumination for any sign on premises shall be directly visible in any portion of a residential district or from any room used for sleeping purposes in any district.

5.6.14.12.1.2. When more than one place of business or activity exist in combination on a site, not more than one free-standing identification sign may be permitted when mounted on a permanent support in any required front yard in this district if such sign and its support do not constitute substantial impediments to visibility in relation to traffic flow on the site or on the adjacent street. Such free-standing sign, whether identifying a single place of business or activity or a combined grouping of places of business or activities, shall not exceed 80 square feet in surface area per side or 160 square feet in total combined surface area. No source of incandescent or mercury vapor illumination for any sign on premises shall be directly visible in any portion of a residential district or from any room used for sleeping purposes in any district.

5.6.14.12.2. In advertising any property for sale, rent or lease, signs with a combined total surface area not exceeding 3 sq. ft. are permitted.

5.6.14.12.3. All off-site signs are prohibited.

5.6.14.12.4. Portable signs as provided in Chapter 7 of the LDR.

5.6.14.12.5. No sign support(s) shall be erected within 10 feet of any property line.