

Sec. 714. - LI, light industrial district.

The intent of this section, in establishing the LI district, is to provide areas within the city for the manufacture, storage, sale and distribution of goods and the conduct of related commercial and industrial activities. The LI district is comprised primarily of those existing industrial use areas that are located on or have ready access to major thoroughfares and/or rail facilities, and are well adapted to industrial development, but whose proximity to residential or commercial use areas makes it desirable to limit industrial operations and processes to those that are not objectionable in terms of the emission of noise, vibration, smoke, dust, gas, fumes, odors and do not create fire or explosion hazards, or other obnoxious conditions.

Within any LI industrial district, the following uses shall be permitted:

(714.1) Any industrial use which involves manufacturing, processing, or assembly operations or the storage and sale of heavy materials, products or equipment; but not including those uses which emit obnoxious, injurious or offensive noise, vibrations, smoke, dust, gas fumes or odors or create fire or explosion hazards or other objectionable conditions.

(714.2) Automobile and truck sales and service, provided the minimum lot area is one acre or more.

(714.3) Automobile, truck and trailer lease and rental establishments provided the minimum lot area is one acre or more.

(714.4) Automobile service stations, provided that all gasoline pumps shall be located at least 15 feet from any property line.

(714.5) Business, medical, professional and contractors offices, including general building, heavy construction and special trade.

(714.6) Dry cleaning plants, provided that:

- (1) Dry cleaning plants using systems which make use of solvents rated at above 40 according to the Underwriters' Laboratories, Inc. Standard of Classification, known as Class II and III systems, shall not be established in buildings which shall be set back not [sic] less than 20 feet from any side or rear property line and another building.
- (2) The applicant for such a plant shall certify in writing at the time of application that all the above conditions shall be met.
- (3) Such dry cleaning plant shall comply with all of the requirements of the city, county and state fire prevention codes.
- (4) Such plant shall be designed to operate in a manner that will not emit smoke, odor, or objectionable waste materials and which will not produce noise that will carry beyond the walls of the building occupied by such plant.

- (714.7) Eating establishments, including restaurants, drive-in restaurants and cafeterias.
- (714.8) Electrical supply stores.
- (714.9) Lumber, hardware and other building material establishments.
- (714.10) Mobile home and travel trailer sale.
- (714.11) Planned industrial parks in accordance with the provisions of section 1010.
- (714.12) Plumbing and heating equipment dealers.
- (714.13) Printing, publishing and reproducing establishments.
- (714.14) Public buildings and uses.
- (714.15) Railroad stations for freight.
- (714.16) Repair services and trade shops, including sheetmetal, upholstery, electrical, plumbing, carpentry, sign painting and other similar activities.
- (714.17) Research and experimental testing laboratories.
- (714.18) Tire retreading and recapping plants.
- (714.19) Truck terminals.
- (714.20) Wholesale trade and distribution establishments and warehousing facilities, including offices.
- (714.21) Within planned industrial parks, archery and gun ranges (indoor), provided they meet all federal regulations and the National Rifle Association standards governing such activities, as approved by the city building inspector and fire marshal.
- (714.23) Indoor recreational facilities. All activities must take place within a wholly enclosed building.

(Ord. of 12-29-77, § 1; Ord. No. 95-09, 8-7-95; Ord. No. 95-11, 8-7-95; Ord. No. 2012-25, 11-19-12)