

## **CHAPTER 3.23 LIMITED INDUSTRIAL (LI) ZONE**

### **Section 3.23.10 - PURPOSE**

This zone implements the Limited Industrial Comprehensive Plan designation. It is intended to create and preserve areas where limited manufacturing and related use types (described in Chapter 3.0 - Use Classifications) may locate. Limited manufacturing uses have few, if any nuisance characteristics. Also permitted are accessory non-industrial uses that support the primary use activity and are compatible with it, specifically administrative, sales, and service uses.

### **Section 3.23.20 - PERMITTED USES**

#### **3.23.20.01 - Ministerial Development**

##### **a. Primary Uses Permitted Outright**

1. Civic Use Types
  - (a) Freestanding wireless telecommunication facilities up to 60 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions
2. Commercial Use Types
  - (a) Animal Sales and Services
    1. Kennels
    2. Veterinary
  - (b) Technical Support Center - 20 or fewer employees per shift
  - (c) Telemarketing Center - 20 or fewer employees per shift
  - (d) Temporary Outdoor Markets
  - (e) Wholesaling, Storage, and Distribution - Light
3. Industrial Use Type
  - (a) Limited Manufacturing - 20 or fewer employees per shift and does not require a State or Federal air quality discharge permit, except for parking

4. Agricultural Use Types
  - (a) Horticulture
    1. Cultivation
    2. Storage
  - (b) Packing and Processing
    1. Limited

**b. Accessory Uses Permitted Outright**

1. Essential Services
2. One residence per development site and developed simultaneously with or following development of primary and accessory uses permitted outright.
3. Required off-street parking for uses permitted in the zone in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements.
4. Other development customarily incidental to the primary use in accordance with Chapter 4.3 - Accessory Development Regulations.
5. Colocated/attached wireless telecommunication facilities on multi-family (three or more stories) residential structures that do not increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions.
6. Colocated/attached wireless telecommunication facilities on nonresidential structures that do not increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9.

**3.23.20.02 - Special Development**

- a. **Conditional Development** - Subject to review in accordance with Chapter 2.3 - Conditional Development and other applicable provisions of this Code.
  1. Limited Manufacturing - more than 20 employees per shift or requiring a State or Federal air quality discharge permit, except for parking.

2. Freestanding wireless telecommunication facilities greater than 75 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions.
3. Freestanding wireless telecommunication facilities that do not meet the setback or spacing standard requirements of sections 4.9.60.02.b and 4.9.60.02.c in Chapter 4.9.
4. Colocated/attached wireless telecommunication facilities on multi-family (three or more stories) residential structures that increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9.
5. Colocated/attached wireless telecommunication facilities on nonresidential structures that increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9.
6. Technical Support Center - more than 20 employees per shift.
7. Telemarketing Center - more than 20 employees per shift.

### **3.23.20.03 - General Development**

- a. **Plan Compatibility Review** - Subject to review in accordance with Chapter 2.13 - Plan Compatibility Review and other applicable provisions of this Code.
  1. Any lot with more than one accessway 24 ft. or wider.
  2. Minor Utilities, subject to standards in Chapter 4.9 - Additional Provisions.
  3. Projections such as chimneys, spires, domes and towers not used for human occupancy and exceeding 75 ft. in height, in accordance with section 4.9.50 of Chapter 4.9 - Additional Provisions, unless adjacent to an RS-3.5, RS-5, RS-6, RS-9 or RS-9(U) zone, where the threshold is 20 ft. above the height of the structure or 55 ft. in height, whichever is less.
  4. Freestanding wireless telecommunication facilities 61- to 75-ft. in height, subject to the standards in Chapter 4.9.

## Section 3.23.30 DEVELOPMENT STANDARDS

### 3.23.30.01 - Lot Area

Lots shall be adequate to fulfill applicable Code requirements and standards of this zone.

### 3.23.30.02 - Setbacks

- a. **Boundary Area** - A setback of not less than 25 ft. shall be provided along each LI Zone boundary line abutting any residential, agriculture/open space, or special zone. Off-street parking and loading shall be permitted in this area except for 15 ft. nearest the zone boundary line, which shall not be used for any permitted use, activity, or structure (other than fences or walls) and shall be improved and maintained in accordance with section 3.23.30.03 below.

#### Exemptions from These Requirements

1. Those portions of property lines where driveways, accessways, and walkways are provided; and
2. Lands along the Southern Pacific Railroad line south from Avery Avenue to the City limits.

- b. **Along Streets** - The following minimum setbacks shall apply:

1. Arterial streets - 20 ft.
2. Collector streets - 20 ft.
3. All other streets - 20 ft.

Where a yard abuts both a street and a zone boundary line, the 10 ft. nearest the zone boundary line shall not be used for any permitted use, activity, or structure (other than fences or walls) and shall be improved and maintained in accordance with section 3.23.30.03 below. The boundary area in "a," above, may be counted in the calculation of required setbacks along streets.

- c. Except for those required by this section and the Uniform Building Code, no additional yards/setbacks are required.

### 3.23.30.03 - Landscaping and Screening

- a. Street trees shall be required, in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, Natural Resource Protection, and Lighting.

- b. Landscaping and screening required in section 3.23.30.02 above shall consist of an effective combination of ground cover, shrubbery, and trees, and fences and walls to serve as screening (buffer area) between the site and abutting zones. Further, when a site abuts a residential zone, landscaping shall be at least 6 ft. in height and at least 80 percent opaque as viewed from any point along the lot boundary within 18 months following establishment of a primary use type.
- c. An irrigation system shall be provided.
- d. Storage and refuse areas shall be screened in accordance with Chapter 4.2 so that materials stored within those areas shall not be visible from accessways and adjacent properties.
- e. Landscaping and lighting shall be provided within a parking area in accordance with Chapter 4.2.

#### **3.23.30.04 - Height of Structures**

No structure shall exceed 45 ft. in height.

#### **3.23.30.05 - Performance Standards**

Each use, activity, or operation within this zone shall comply with applicable local, State, and Federal standards, and shall not create a nuisance because of odor, noise, vibration, dust, smoke or gas.

#### **3.23.30.06 - Off-Street Parking Facilities**

Off-street parking shall be provided in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements.

### **Section 3.23.40 - VARIATIONS**

Variations from development and design standards (i.e., the standards in this chapter and in other chapters addressing parking, landscaping, public improvements, and pedestrian oriented design standards) may be achieved through the Planned Development and Lot Development Option processes outlined in chapters 2.5 and 2.12 of the Code.