

**INDUSTRIAL LAND**  
**LIMITED INDUSTRIAL (LI) ZONING DISTRICT**

**929.310 Statement of purpose**

- (A) The purpose of the Limited Industrial (LI) zoning district is to permit the continuation and expansion of existing industrial land uses; to provide the opportunity for new resource-related and rural-scale industrial uses; and to provide economic development opportunities on qualifying abandoned or diminished mill sites consistent with applicable Plan policies.
- (B) The Limited Industrial zoning district is intended for land uses which are dependent upon close proximity to natural resources or raw materials or which need a relatively isolated location because of operational characteristics.
- (C) Small-scale, rural-dependent businesses are permitted as set forth in LCC 929.320 to 929.340.
- (D) The expansion and replacement of certain existing urban industrial uses listed below is permitted and described in detail in the *Comprehensive Plan*.

**929.320 LI uses allowed outright**

- (A) All principle uses set forth in subsection (B) of this section and uses accessory to those principle uses are allowed outright in the LI zoning district provided all such uses, other than off-road parking and other activities which by necessity must be conducted in the open, are to be conducted entirely within an enclosed building.
- (B) Uses allowed outright.
  - (1) Agricultural uses.
    - (a) Equipment repair and storage.
    - (b) Warehouses for agricultural products.
    - (c) Receiving station.
    - (d) Nursery.
    - (e) Commercial activity in conjunction with a farm use.
  - (2) Forest products uses.
    - (a) Equipment repair and storage.
    - (b) Processing of milled lumber into building materials.
  - (3) Small-scale, rural-dependent businesses performing maintenance, repair or other structural or site improvements or fabrication of parts principally for rural residents or rural industrial activities, limited to no more than three uses per exception site or one use per property in an exception area, whichever is greater. No use shall have a building or combined building size totaling more than 5,000 square feet and a site size not to exceed three acres.
  - (4) Automotive and truck services set forth in this paragraph located within a building or buildings with a total size not to exceed 3,750 square feet.
    - (a) Service station.
    - (b) Repair, including the sale of parts as a secondary use.
  - (5) Existing uses identified in LCC 929.340 (only existing use is permitted at identified site).
  - (6) Alteration, expansion or replacement of a dwelling lawfully established on a authorized unit of land prior to the establishment of the LI zoning district.

- (7) Utility facilities necessary for public service.
- (8) Transportation improvements.
- (9) Limited farm use.

**929.330 LI uses permitted through a Type IIA conditional use review**

- (A) All principle uses set forth in subsection (B) of this section and uses accessory to those principle uses are permitted in the LI zoning district through a Type IIA procedure and the decision criteria in LCC 933.200 and 933.220.
- (B) Uses permitted through conditional use review.
  - (1) Wrecking yard or junkyard limited to an area not to exceed five acres.
  - (2) Recycling of metals, glass, paper and other similar material limited to an area not to exceed five acres.
  - (3) Storage of highly combustible materials or explosives.
  - (4) Fuel distribution and storage, including the processing, distribution and sale of firewood.
  - (5) One medical hardship dwelling, subject to LCC 932.860 to 932.895.
  - (6) Airports. (See personal-use airports in LCC 920.100 for exceptions).
  - (7) Public and private schools up to a maximum of 15,000 square feet of building area.
  - (8) Accessory structures for uses permitted conditionally.
  - (9) One caretaker residence for a use permitted in LCC 929.320 and 929.330 subject to LCC 932.800 to 932.815.
  - (10) Kennel, subject to LCC 932.400 to 932.440.
  - (11) Staging area, subject to LCC 932.700 to 932.770.
  - (12) Alteration, restoration, or replacement of a lawfully established dwelling requiring that the Director make a decision based on a review of information not limited to the development permit application.
  - (13) Industrial development on an abandoned or diminished mill site not otherwise allowed under LCC 929.220 or permitted under LCC 929.230, subject to the criteria and procedures in LCC 932.200 through 932.299. The development is subject to the qualification and delineation of the mill site pursuant to the criteria and procedures identified in LCC 932.220.
  - (14) Marijuana production, processing, wholesaling, retailing, research and testing, subject to LCC 933.200, LCC 933.220 and LCC Chapter 940.

## **GENERAL CONDITIONAL USES DECISION CRITERIA**

### **933.200 Statement of purpose**

- (A) All uses permitted conditionally are declared to be possessing such unique and special characteristics as to make impractical their being included as outright uses in any of the various zoning districts. Therefore the location and operation of conditional uses are subject to review and the issuance of a conditional use permit.
- (B) The purpose of review shall be to determine:
  - (1) Whether the proposed use is consistent with the purpose of this Development Code, and is compatible with the types of uses existing or proposed in the surrounding area or can be made compatible through the imposition of conditions or requirements, and
  - (2) What conditions may reasonably be required for a proposed use.

### **933.220 Decision criteria**

- (A) Whenever a provision of this Land Development Code provides separate review criteria, the decision criteria set forth in subsection (C) shall not be applicable unless the decision criteria are included by reference.
- (B) A conditional use permit, except as provided in (A) above, shall be granted if on the basis of the application, investigation, testimony, and evidence submitted, findings and conclusions show that all of the criteria set forth in subsection (C) have been met.
- (C) *Decision criteria.*
  - (1) The use will be consistent with the affected zoning district's statement of purpose;
  - (2) The location, size, design and operating characteristics of the proposed development will be made reasonably compatible with and have minimal impact on the livability and appropriate development of abutting properties and the surrounding neighborhood, with consideration given to
    - (a) Scale, bulk, coverage and density;
    - (b) Availability of public facilities and utilities;
    - (c) Traffic generation and the capacity of the surrounding road network; and
    - (d) Other related impacts of the development.
  - (3) The proposed development site has the physical characteristics needed to support the use such as, but not limited to the following:
    - (a) Access;
    - (b) Suitability for on-site, subsurface sewage treatment system;
    - (c) An adequate supply of potable water;
    - (d) Location outside of a mapped geologic hazard area or of a 100-year flood plain unless it is demonstrated that the use can be designed and engineered to comply with accepted hazard- mitigation requirements; and
  - (4) The use will not have a significant adverse impact on sensitive fish or wildlife habitat.

## RURAL DEVELOPMENT ZONE STANDARDS

### 934.610 RDZ property size, width, and depth standards

- (A) The property size, width, and depth standards in this subsection shall regulate development of all properties in an AB, FIC, HI, LI, RCM, UD-I, and UD-II zoning district.

Minimum property size, width, and depth standards		
Parameter	FIC & RCM	AB, HI, LI, UD-I, UD-II
Size	½ acre	1 acre
Width	100 feet	100 feet
Depth	100 feet	100 feet
Width (adjoining a FCM zoning district)	500 feet	500 feet
Depth (adjoining a FCM zoning district)	500 feet	500 feet

### 934.620 RDZ access standards

- (A) All new lots or parcels in the Rural Development Zone shall have access to a public road.
- (B) All new lots or parcels in an AB, FIC, HI, LI, RCM, UD-I, or UD-II zoning district shall have frontage onto a public road.
- (C) The frontage required by subsection (B) shall be at least 100 feet in an AB, FIC, HI, LI, RCM, UD-I, or UD-II zoning district.
- (D) If a property in an RCT§2, RR§2, or NR zoning district has frontage on a public road, that frontage shall be at least 30 feet in width.
- (E) The access required by subsection (A) of this section shall be at least 30 feet in width.

### 934.625 RDZ property coverage standards

In the RDZ, the maximum coverage for the principle building and all accessory buildings and structures shall not exceed:

- (A) 30 percent of the total property area in an AB, FIC, HI, LI, RCM, RCT, UD-I, or UD-II zoning district; or
- (B) 20 percent of the total property area in an NR or RR zoning district

### 934.630 RDZ structural setbacks

- (A) The minimum structural and dwelling setbacks are:

Zoning District	Minimum structural and building setbacks in feet	
	Protected Mineral or Aggregate Site <sup>1</sup>	FCM zoning district
AB	30 <sup>3</sup>	300 <sup>2</sup>
FIC	30 <sup>3</sup>	300 <sup>2</sup>
HI	30 <sup>3</sup>	300 <sup>2</sup>
LI	30 <sup>3</sup>	300 <sup>2</sup>
§2NR	30 <sup>3</sup>	300 <sup>2</sup>
RCM	30 <sup>3</sup>	300 <sup>2</sup>
RCT	30 <sup>3</sup>	300 <sup>2</sup>
RR	30 <sup>3</sup>	300 <sup>2</sup>
UD-I	30 <sup>3</sup>	300 <sup>2</sup>
UD-II	30 <sup>3</sup>	300 <sup>2</sup>

<sup>1</sup> Applies to a residential dwelling in a zoning district. Applies to a residential structure in an AB, zoning district.

<sup>2</sup> From land in the Forest Conservation and Management (FCM) zoning district whenever the property's width or depth dimension from the FCM zoning district is at least 500 feet. Residential structures on properties not having 500 feet in the affected dimension shall be set back at least 100 feet from land in the FCM zoning district.

<sup>3</sup> From the property line adjoining the site.

(B) The minimum yard setback for all structures are:

Zoning District	Minimum setback in feet		
	Front Yard	Side Yard	Rear Yard
AB	30 or 60 <sup>1</sup>	10 <sup>2</sup>	10 <sup>2</sup>
FIC	30 or 60 <sup>1</sup>	10 <sup>2</sup>	10 <sup>2</sup>
HI	30 or 60 <sup>1</sup>	10 <sup>2</sup>	10 <sup>2</sup>
LI	30 or 60 <sup>1</sup>	10 <sup>2</sup>	10 <sup>2</sup>
§2NR	30 or 60 <sup>1</sup>	10 <sup>2</sup>	10 <sup>2</sup>
RCM	30 or 60 <sup>1</sup>	10 <sup>2</sup>	10 <sup>2</sup>
RCT	30 or 60 <sup>1</sup>	10 <sup>2</sup>	10 <sup>2</sup>
RR	30 or 60 <sup>1</sup>	10 <sup>2</sup>	10 <sup>2</sup>
UD-I	30 or 60 <sup>1</sup>	10 <sup>2</sup>	10 <sup>2</sup>
UD-II	30 or 60 <sup>1</sup>	10 <sup>2</sup>	10 <sup>2</sup>

<sup>1</sup> 30 feet from the front line, or 60 feet from the center or the road, whichever is greater.  
<sup>2</sup> If an authorized unit of land abuts a residential zoning district or is within 100 feet of an existing residence.

### 934.635 RDZ riparian habitat setback

The minimum setbacks from a riparian habitat are:

Zoning District	Minimum riparian habitat setback for structures in feet form
AB	50 <sup>2</sup>
FIC	50 <sup>2</sup>
HI	50 <sup>2</sup>
LI	50 <sup>2</sup>
RCM	50 <sup>2</sup>
§2NR	50 <sup>2</sup>
RCT	50 <sup>2</sup>
RR	50 <sup>2</sup>
UD-I	50 <sup>2</sup>
UD-II	50 <sup>2</sup>

<sup>1</sup> From the top of a bank of a sensitive riparian habitat as described in the *Comprehensive Plan* and shown in Appendix 1, Figure 8 following LCC Chapter 920 (Development Code; General Provisions), or  
<sup>2</sup> From the top of a bank, or as otherwise shown for a lake or wetland identified in the *Comprehensive Plan* and shown in Appendix 1, Figure 8 following LCC Chapter 920 (Development Code; General Provisions). The setback does not apply to water-dependent uses.

### 934.640 RDZ maximum heights

(A) For properties within an AB, FIC, HI, LI, §2NR, RCM, RCT, RR, UD-I, or UD-II zoning district, the maximum height limitations are subject to the following table:

Zoning District	Maximum height limitation in feet	
	With an Airport Overlay	Without an Airport Overlay
AB	LLC 934.810	None
FIC	LLC 934.810	35, or 2 stores, excluding daylight basements, whichever is greater
HI	LLC 934.810	None
LI	LLC 934.810	None
§2NR	LLC 934.810	35, or 2 stores, excluding daylight basements, whichever is greater
RCM	LLC 934.810	35, or 2 stores, excluding daylight basements, whichever is greater
RCT	LLC 934.810	35, or 2 stores, excluding daylight basements, whichever is greater
RR	LLC 934.810	35, or 2 stores, excluding daylight basements, whichever is greater
UD-I	LLC 934.810	None
UD-II	LLC 934.810	None

**934.645 RDZ landscaping standards**

In an AB, FIC, HI, LI, RCM, RCT, UD–I, or UD–II zoning district, landscaping shall be provided for uses set forth in LCC 934.220 to 934.228.

**934.650 RDZ sign standards**

- (A) In the AB, FIC, HI, LI, RCM, RCT, UD–I, or UD–II zoning districts, advertising signs and directional signs shall only be developed as provided in LCC 934.217.
- (B) In an §2NR or RR zoning district, signs are subject to the development standards in LCC 934.215.

**934.652 RDZ artificial lighting standards**

In the RDZ, artificial lighting, including illuminated signs and parking area lights, shall be so arranged as not to produce glare on adjacent properties.

**934.655 RDZ off-road parking standards**

In an AB, FIC, HI, LI, §2NR, RCM, RCT, RR, UD–I, or UD–II zoning district, the minimum standards shall comply with LCC 934.250 to 934.260.

**934.660 RDZ screening and material storage standards**

- (A) In an AB, RCT, UD–I, or UD–II zoning district, site screening and outdoor material storage, when permitted, shall comply with LCC 934.130.
- (B) In an HI, LI, RCM, RCT, UD–I, or UD–II zoning district, site screening and outdoor material storage, when permitted in LCC 929.220 (B) (1) or (2) shall comply with LCC 934.130.
- (C) In an AB, FIC, HI, LI, RCM, RCT, UD–I, or UD–II zoning district, new residential development on properties adjoining a protected mineral or aggregate site shall incorporate a sight-obscuring, vegetative screen or a sight-obscuring fence along each side or rear property line adjoining the aggregate site.

Zoning District	Screening standards <sup>1</sup> for property adjoining			
	A public roadway or residential, commercial or industrial zoning district. The property shall have either:		A protected Mineral or Aggregate Site. The property shall have either:	
	A vegetative screen	A sight-obscuring fence	A vegetative screen	A sight-obscuring fence
<b>AB</b>	N/A	N/A	10 foot high <sup>2</sup>	6 foot high <sup>2</sup>
<b>FIC</b>	N/A	N/A	10 foot high <sup>2</sup>	6 foot high <sup>2</sup>
<b>HI</b>	N/A	N/A	10 foot high <sup>2</sup>	6 foot high <sup>2</sup>
<b>LI</b>	N/A	N/A	10 foot high <sup>2</sup>	6 foot high <sup>2</sup>
<b>RCM</b>	N/A	N/A	10 foot high <sup>2</sup>	6 foot high <sup>2</sup>
<b>RCT</b>	N/A	N/A	10 foot high <sup>2</sup>	6 foot high <sup>2</sup>
<b>RR</b>	N/A	N/A	10 foot high <sup>2</sup>	6 foot high <sup>2</sup>
<b>UD-I</b>	N/A	N/A	10 foot high <sup>2</sup>	6 foot high <sup>2</sup>
<b>UD-II</b>	N/A	N/A	10 foot high <sup>2</sup>	6 foot high <sup>2</sup>

<sup>1</sup> A vegetative screen shall consist of native plants and trees or plants and trees with a demonstrated ability to thrive under the site conditions. A vegetative screen shall consist of species capable of growing to a height of at least 10 feet.

<sup>2</sup> Along the property line adjoining the aggregate site.