

LIGHT INDUSTRIAL- L-1

Principal Structures						
Dimensional Standards Summary Table						
Zoning District	Minimum Zoning Lot Requirements	Minimum Building setbacks (feet)			Maximum Building Height (feet)	
		Minimum Width (feet)	Front Min.	Side Rear		
L-1						
Overall development Interior lots	2 acres	n/a	60	30	30	45
	Half-acre lot	n/a	20	0	0	45

Accessory Buildings and Structures			
Dimensional Standards Summary Table			
Zoning District	Minimum Building setbacks (feet)		
	L-1	Side Interior 5/30 next to residential	Side Corner 20

ESTABLISHED FOR INDUSTRIAL AND RELATED USES THAT DO NOT CREATE SERIOUS NEGATIVE IMPACTS FOR SURROUNDING PROPERTIES.

Permitted Uses Table		
2017 NAICS Code	Only Categories with a use in L-1 permitted by right are shown.	L-1
42	Wholesale Trade	
4231	Motor Vehicle and Motor Vehicle Parts and Supplies Wholesale	X
4232	Furniture and Home Furnishings Wholesale	X
4233	Lumber and Other Construction Materials Wholesale	X
4236	Medical and Medical Equipment Wholesale	X
4237	Apparel and Textile Wholesale	X
4238	Hardware, Building Materials, and Electrical Equipment Wholesale	X
4239	Construction and Building Machinery and Equipment Wholesale	X
4242	Farm and Garden Machinery and Equipment Wholesale	X
4243	Industrial Machinery and Equipment Wholesale	X
4244	Sporting and Recreational Goods and Supplies Wholesale	X
4245	Refrigerated Material Wholesale (includes soft meal)	
4246	Meat and Poultry Wholesale	
4247	Paper and Paper Product Wholesale	X
4248	Alcoholic Beverage Wholesale	X
4249	Apparel, Piece Goods, and Notions Wholesale	X
4250	Grocery and Related Product Wholesale	X
4251	Livestock (wholesale)	
4252	Chemical and Allied Products Wholesale	X
4253	Petroleum and Petroleum Products Wholesale	X
4254	Beer, Wine, and Distilled Alcoholic Beverage Wholesale	X
4255	Farm Supplies Wholesale (seed, fertilizer, chemicals)	X
4256	Flower, Nursery Stock, and Florists' Supplies Wholesale	X
4257	Tobacco and Tobacco Product Wholesale	X
4258	Paint, Varnish, and Supplies Wholesale	X
44	Retail Trade	
4411	Automobile Dealers	X
4412	Recreational Vehicle Dealer	X
4413	Motorcycle, Boat, and Other Motor Vehicle Dealer	X
4414	Automotive Parts, Accessories, and Tire Stores	X
4415	Furniture and Home Furnishings Stores	
442	Electronics and Appliance Stores	
443	Gasoline Stations with or without Convenience Stores	
444	Clothing, Shoes and Accessories Stores	
445	Sporting Goods, Hobby, Musical Instrument, and Book Stores	
446	Farmers Market	
447	Artisan Studio	
448	Book Stores and News Dealers	
449	Department Stores	
45	Flea Markets	\$
451	General Stores, including Warehouse Club and Supercenters	
452	Florists	
453	Office Supplies, Stationery, and Gift Stores	
454	Amusement and Recreation Businesses	
455	Manufactured (Mobile) Home Dealers	\$
456	Nonstore Retailer	\$
207	Permitted By Right - C - Conditional Zoning - S - Special Use	
208	Only Categories with a use in L-1 permitted by right are shown.	
21	Residential Accessory Uses	
211	Accessory Dwelling above ground floor business	X
212	Yard Sales	X
22	Agriculture, Forestry, Fishing and Hunting	
221	Agiculture Use in ETJ are exempt - Reference Section 8.5	
222	Tree Keeping	X
223	Non-Residential Outdoor Storage	\$
224	Utilities	\$
225	Electric Power Transmission, Control, and Distribution*	
226	Small Wireless Communication Facilities	X
227	Fossil Fuel Electric Power Generation	X
228	Solar Electric Generation < 6,000 sf (accessory use only)	X
229	Solar Electric Generation > 6,000 sf	X
230	Biomass Electric Power Generation	\$
231	Natural Gas Distribution	\$
232	Water, Sewer and Other Systems	\$
233	General Construction Offices and Facilities	
234	With Outside Storage	X
235	Without Outside Storage	X
236	Heavy and Civil Engineering Construction*	X
237	Specialty Trade Contractors*	X
238	Manufacturing	
239	Seafood Product Preparation and Packaging*	X
240	Bakeries	X
241	Beverage and Tobacco Manufacturing	X
242	Textile Mills	X
243	Apparel Manufacturing	X
244	Leather and Allied Product Manufacturing	X
245	Manufactured Home (Mobile Home) Manufacturing	X
246	Prefabricated Wood Building Manufacturing	X
247	Computer and Electronic Product Manufacturing	X
248	Household Appliance Manufacturing	X
249	Electrical Equipment Manufacturing	X
250	Transportation Equipment Manufacturing	X
251	Computer and Electronic Product Manufacturing	X
252	Medical Equipment and Supplies Manufacturing	X

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LIGHT INDUSTRIAL L-I USES CONTINUED

48-49	Transportation and Warehousing				
484	Truck Transportation	X			
4853	Taxi and Limousine Services*	X			
4894	School, Employee, Charter and Special Needs Bus Transportation	X			
4812	Heliport, Heliport				
48841	Motor Vehicle Towing*	\$			
488981	Packing and Crating	X			
	Parking Lot, Commercial				
481	Postal Service*	X			
4921	Counters and Express Delivery Services*	X			
493	Warehousing and Storage*	X			
	Mini warehouses				
51	Communications				
5111	Newspaper, Periodical, Book, and Directory Publishers*	X			
51231	Motion Picture Theaters (except Drive-Ins)				
5151	Radio, Television and Cable Broadcasting (towers)	\$			
5172	Wired and Wireless Telecommunications Carriers (towers)	\$			
5192	Libraries and Archives*				
52	Finance and Insurance				
	Finance and Insurance Offices				
53	Real Estate, Rental and Leasing				
5312	Real Estate Agent Offices	X			
5321	Automotive, Truck, RV and Trailer Rental and Leasing*	X			
5322	Consumer Goods Rental*	X			
5324	Commercial/Industrial Machinery Rental and Leasing*	X			
54	Professional, Scientific & Technical Services				
541	Legal/Account/Architect/Designer/Engineer/Management Services				
54194	Veterinary Services with Outside Runs				
54194	Veterinary Services with No Outside Runs				
561	Administrative and Support Services				
5613	Employment Agencies				
5615	Travel Agencies*				
5652	Tour Operators*				
56191	Convention and Visitors Bureaus				
56122	Looksmiths	X			
56171	Exterminating and Pest Control Services*	X			
56172	Janitorial Services*	X			
56173	Landscaping Services*	X			
562	Waste Management and Remediation Services				
56221	Hazardous Waste Treatment and Disposal				
56232	Solid Waste Landfill (MSW)				
	Construction and Demolition Debris Landfill (C/D)				
	Land Clearing and Inert Debris Landfill (LCD)				

811	Repair Services				
8111	Automotive Repair and Maintenance*	\$			
81192	Car Washes	X			
812	Electronic and Precision Equipment Repair and Maintenance*	X			
813	Commercial and Industrial Machine Repair and Maintenance*	X			
814	Personal and Household Goods Repair and Maintenance*	X			
82	Personal Services				
8211	Hair, Nail, and Skin Care Services				
	Tanning Salons				
	Tattoo parlor and body piercing				
8231	Diet and Weight Reducing Centers				
8232	Funeral Homes, Funeral Services, and Crematories				
8233	Cemeteries (primary use)				
8234	Cemeteries (accessory use only)	X			
8235	Dyeing and Laundry Services				
8236	Pet Care (except Veterinary) Services without outdoor kennels				
8237	Pet Care (except Veterinary) Services with outdoor kennels				
83	Religious, Civic and Professional Organizations				
831	Churches and House of Worship	X			
	Civic/Professional Organizations				
921	General Government				
9221	Courts (Courtrooms)				
92212	Police Protection (Police Stations)	X			
92214	Correctional Institutions (Jails and Prisons)				
92216	Fire Protection (Fire Stations)	X			
92218	Government Administrative Offices	X			

61	Educational Facilities				
6111	Elementary and Secondary Schools*	X			
6113	Colleges, Universities, Professional and Business Schools*	X			
6115	Technical and Trade Schools*	X			
61620	Karate Instruction				
61632	Automobile Driving Schools				
61639	Yoga Instruction Studios				
62	Health Care and Personal Services				
6211	Offices of Physicians/Dentists/Outpatient & Home Health Care	X			
6215	Medical and Diagnostic Laboratories*	X			
62191	Ambulance Services*	X			
622	Hospitals*				
623	Nursing and Residential Care Facilities*				
	Professional Recovery Facility				
6242	Community/Food/housing, Emergency and Other Relief Services*				
6244	Child Day Care Services*				
	Child Care Center in Home				
71	Arts, Entertainment and Recreation				
	Adult Establishments				
7123	Racetracks	\$			
712	Museums, Historical Sites, and Similar Institutions*				
7131	Amusement Parks and Arcades*				
	Golf Driving Ranges				
71391	Golf Courses and Country Clubs*				
71394	Fitness and Recreational Sports Centers* (indoor)				
	Parks, Athletic Fields and Public Pools (non-profit)				
71396	Bowling Centers*	X			
	Electronic Gaming Establishments				
	Entertainment Uses, Nightclubs, Dance Halls				
	Event Center				
72	Accommodation and Food Services				
72111	Hotels and Motels*				
72191	Bed-and-Breakfasts (9 guest or more)				
72199	Bed-and-Breakfast Homes (8 guest or less)				
7212	RV (Recreational Vehicle) Parks and Recreational Camps*				
7213	Rooming/Boarding Houses, Dormitories, and Workers' Camps*				
72232	Caterers*				
7224	Drinking Places (Alcoholic Beverages)*				
	Coke Distilleries producing less than 15,000 gallons per year	\$			
	Micro-Breweries producing less than 15,000 barrels per year	\$			
	Vineries*	\$			
7225	Restaurants with drive-through				
7225	Restaurants without drive-through				