
5.13 Light Industrial districts

5.13.1 Intent. The Light Industrial District (L-I) is established to promote and sustain economic growth and employment opportunities by providing dedicated areas for a broad range of industrial, manufacturing, processing, and distribution activities. This district is designed to accommodate industries that operate in a clean, efficient, and non-intrusive manner, ensuring compatibility with adjacent commercial and residential areas while supporting the needs of industrial businesses. Serving as a hub for businesses that require flexible operational space but do not generate excessive noise, pollution, vibration, or other nuisances that could negatively impact surrounding properties.

Refer to Article V, Table of Permitted Uses (TPU)

Any use that is not explicitly addressed in the TPU is prohibited; however, the applicant may request a text amendment and follow the process for getting approval of the use.

Refer to Article III, 3.4 for the required buffers for the L-I zoning district.

5.13.2 Storage of toxic or hazardous waste, chemicals, and materials. Any applicant who intends to store, handle, or transport toxic or hazardous waste, chemicals, or materials shall submit to the county Fire Marshall or designee a listing of all compounds and contents to be contained on the proposed site. Upon approval by the county Fire Marshall or designee that the use, transport, and storage of said materials meets the federal and state guidelines, the applicant shall be issued a permit authorizing such secured storage. Disposal of toxic or hazardous wastes, chemicals, and materials is prohibited. No accumulation of solid waste conducive to the breeding of rodents or insects shall be permitted.

5.13.3 Vibration. Any use creating intense earthshaking vibration shall be set back as far as possible from the lot lines on all sides, and in no case shall any such vibration be perceptible along any lot line.

Minimum lot area (public water and sewer)	21,780 sq. feet
Minimum lot area (public water only)	21,780 sq. feet
Minimum lot area (private water and sewer)	43,560 sq. feet
Minimum lot width at building line	100 feet
Minimum front setback	N/A; must meet the required design standards
Minimum rear setback	N/A; must meet the required design standards
Minimum side setback (interior)	N/A; must meet the required design standards
Minimum side setback (street)	N/A; must meet the required design standards
Maximum building height	N/A

5.13.4 Greenspace requirement. At least 15% of the total lot area shall be designated as greenspace. Greenspace may include landscaped areas, required buffers, tree plantings, bioswales, and pedestrian-friendly spaces such as plazas or seating areas.

5.14 Heavy Industrial districts.

5.14.1 Intent. The Heavy Industrial designation is intended to support and enhance employment opportunities by establishing areas specifically designated for a diverse range of industrial activities. These areas accommodate businesses that require extensive infrastructure, large-scale facilities, and access to key transportation networks, ensuring efficient operations and logistical support. The designation encourages the retention and expansion of existing industries while also attracting new businesses that contribute to economic growth. Additionally, it allows for complementary uses—such as logistics hubs, research and development facilities, and limited commercial services—that support industrial functions and workforce needs, fostering a dynamic and sustainable industrial environment.

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Any use that is not explicitly addressed in the TPU is prohibited; however, the applicant may request a text amendment and follow the process for getting approval of the use.

Refer to Article III, 3.4 for the required buffers for the L-I zoning district.

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Minimum lot area (private water and sewer)	43,560 sq. feet
Minimum lot width at building line	100 feet
Minimum front setback	N/A; must meet the required design standards
Minimum rear setback	N/A; must meet the required design standards
Minimum side setback (interior)	N/A; must meet the required design standards
Minimum side setback (street)	N/A; must meet the required design standards
Maximum building height	N/A

5.14.2 Greenspace requirement. At least 15% of the total lot area shall be designated as greenspace. Greenspace may include landscaped areas, required buffers, tree plantings, bioswales, and pedestrian-friendly spaces such as plazas or seating areas.
