



Zoning District Summary: Light Industrial (LI)

This zone is designed to accommodate industrial development in accordance with performance standards designed to ensure that such uses will have little or no impact on the surrounding area.

Allowed Structures/Uses

- Accessory buildings
- Airport landing field or heliport
- Amusements (commercial indoor or outdoor)
- Animal clinic or hospital (without outside runs or pens)
- Animal pound (public or private)
- Antique shop
- Art gallery or museum
- Auto Repair (minor)
- Auto Painting and Body Repair
- Auto Parts Sales (New or used, indoor or outdoor)
- Auto Sales (with or without repair)
- Bakery (retail or wholesale)
- Barbershop or beauty salon
- Boarding or rooming house
- Building material sales
- Bus station or terminal
- Business office, professional or administrative
- Cafeteria
- Cabinet or Upholstery Shop
- Carwash
- Cemetery or mausoleum
- Cleaning/dyeing plant
- Cleaning plant - rag or carpet (special equipment)
- Clothing manufacturer or light compounding or fabrication
- Contractors shop or storage
- College or university
- Community Center (public or private)
- Custom Personal Service
- Dance hall or nightclub
- Detached private garage/utility room
- Dry cleaning
- Electric generating plant
- Engine and motor repair
- Extraction and storage of sand, caliche, stone or gravel
- Fairground or exhibit area
- Farm or ranch
- Feed store
- Flea market (outdoor)
- Florist
- Fraternal Organization
- Gasoline/service center
- Greenhouse or plant nursery
- Group care or group medical care home
- Golf Course (public)
- Handicraft shop
- Hauling or storage company
- Heavy machinery sales and storage
- Home or treatment center for care of alcoholic, narcotic, or psychiatric patients
- Hospital
- Hotel or motel
- Household appliance sales, service and repair
- Laundry or cleaning self-service
- Laundry plant (commercial)
- Library (public)
- Light Fabrication
- Lodge or civic club
- Milk, dairy or ice cream plant
- Mini-storage warehouse
- Mortuary or funeral parlor
- Motor freight terminal
- Multi-family dwelling
- Newspaper printing
- Nursing home
- Office supply sales
- Paint shop
- Parks
- Parking lot (commercial-autos only)
- Parking lot (commercial-autos and trucks)
- Pawn shop
- Petroleum products storage
- Pharmacy
- Philanthropies
- Places of entertainment or eating serving alcoholic beverages
- Playgrounds
- Plumbing shop
- Print shop
- Private Country Club
- Private utility shop or storage
- Public/Governmental Agencies
- Public Utility lines and structures, electrical substation and water treatment plant
- Radio and television tower (monopole only)
- Railroad freight terminal
- Railroad passenger station
- Railroad tracks and rights-of-way
- Railroad team track
- Real estate office (two-year limit)
- Religious Worship Facilities
- Restaurant with or without drive-in service

- Retail sale of alcoholic beverages for off-premise consumption
- Retail stores and shops (other)
- Rodeo ground
- Roller or ice skating rink
- Schools (Public, private, or denominational with full curriculum accredited by the state)
- Scientific or research lab
- Secondhand goods store including used furniture and clothing
- Shop or yard for local, state or federal government
- Shooting Range
- Storage and sale of furniture or appliances (outdoor)
- Storage transfer and baggage terminal
- Storage warehouse
- Studio for photographer, musician, artist or health service
- Swim or tennis club
- Temporary buildings for construction use
- Theater (indoor or outdoor)
- Tire retreading or capping
- Tool or trailer sales and rental
- Towing or wrecked vehicle storage
- Transfer
- Utility shop or storage (private)
- Water treatment plant
- Welding or machine shop
- Wholesale office and sample room

Lot Requirements

	Multi-Family Dwelling	Non Residential Use
Maximum Height	None*	None*
Minimum Lot Area	7,500 ft ²	-
Minimum Lot Width	60'	-
Min Property Line Width	40'	40'
Min Lot Depth	120'	100'
Max Lot Coverage	45%	2:1 floor area ratio
Minimum sq ft/unit	1,200 ft ²	-
Minimum Front Yard	0'	0'
Minimum Side Yard	0'	0'
Minimum Rear Yard	10'	0'

* to any legal height not otherwise prohibited

Specific Use Permits

A specific use permit **without term** may be issued in the Light Industrial District (LI) through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Accessory building for living or sleeping quarters not including rental as a separate dwelling · Asphalt or concrete batching plant · Bingo hall · Dump or sanitary fill area · Explosives interchange lot involving temporary storage of explosive materials · Grain processing and storage · Mining or storage of mining waste · Pet shop · Petroleum or gas · Petroleum collecting or storage · Recycling facility · Slaughter house or meat packing plant · Wastewater treatment plant

A specific use permit **with term** may be issued in the Light Industrial District (LI) through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Group secure care home for persons for which supervision or security is required to ensure that they do not leave the facility, or because the residents are considered dangerous to themselves or others, except for prisons or correctional facilities · Mobile or manufactured home for use as a caretakers, manager's or guard's residence, provided that such mobile or manufactured home shall be located not less than 30 feet from any other structure or from any lot line of an adjacent lot of parcel of land · Sexually oriented commercial establishments