

Sec. 102-91. - L-M light manufacturing district.

(a) *Uses.* The following uses are permitted in the light manufacturing district, subject to the qualifications noted in this section:

(1) The manufacturing, fabricating, assembly, repairing, storing, cleaning, servicing or testing of the following materials, goods or merchandise or of materials, goods and merchandise substantially similar thereto:

Apparel.

Automobile body repair shop.

Beverages (nonalcoholic), processing and bottling.

Boxes and cabinets.

Building material specialties.

Cameras and other photographic equipment, except film.

Compounding and packaging of chemicals.

Contractor's shops.

Contractor's storage yards provided they are screened from view in accordance with Article VI, Section 102-152(7).

Cosmetics and toiletries.

Dairy products.

Drugs and pharmaceutical products.

Electrical and acoustic products and components.

Food products (except meat and fish, sauerkraut, vinegar).

Glass products.

Ice—Dry and natural.

Jewelry.

Machine shops and metal products manufacture (where not equipped with heavy punch presses, drop forges, screw machines, riveting machines, or any other equipment which may create surface or subsurface vibration or noise disturbing to adjacent property occupants).

Medical laboratory.

Medical laboratory supplies, equipment and specialties.

Motor freight terminals.

Musical instruments.

Optical goods.

Paint products.

Paper products.

Plastic products.

Pottery and figurines or any other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.

Printing.

Radio, phonograph, recorder, and television sets and parts.

Renewable natural gas processing facility - West of Green Bay Road only.

Textiles.

Toys and children's vehicles.

Trailers and carts.

Warehouse, mini storage.

Wood products.

- (2) Electric generating stations provided that fuel storage conform with the standards contained in Article VI, Section 102-152(2)(f).
- (3) Testing laboratories (special use permit required).
- (4) Public utility facilities.
- (5) Any existing use which was lawfully existing in its present location at any prior time and which has not been abandoned for a period of more than one year, and all uses permitted under Article VI, Use Regulations, Supplemental, are permitted in the light manufacturing district.
- (6) The following uses may be permitted only if authorized by an ordinance granting a special use permit in accordance with the procedures and standards prescribed in this section and in Article VIII, Section 102-236 of the Zoning Ordinance.

Automobile sales, service and leasing.

Construction equipment sales, service and leasing.

Construction and demolition processing facilities.

Medical cannabis cultivation centers, subject to the regulations of Article XII of this Zoning Ordinance—West of Lewis Avenue only.

Medical cannabis dispensing organizations, subject to the regulations of Article XII of this Zoning Ordinance—West of Lewis Avenue only.

Recreational vehicle sales and service but not user storage unless located within a completely enclosed building.

Sexually oriented businesses, subject to the regulations of Article X of this Zoning Ordinance.

Truck sales, repair and leasing.

In addition to the standards applicable to the LM zone and the standards contained in Article VII, Section 102-236 the above special uses must conform with the following:

1. A ten-foot planting area shall be maintained along those lot lines abutting public street rights-of-way and shall conform with the landscaping standards contained in Article II, Section 102-32(a)(9).
- (b) *Bulk regulations.* Each structure in the light manufacturing district shall comply with the following bulk regulations, in addition to the bulk regulations, supplemental, contained in Article VII:
- (1) A maximum height of 35 feet.
 - (2) A minimum setback of 35 feet.
 - (3) A minimum side yard on each side of the lot of 20 feet. Side yards may be varied in a development consisting of more than one building, provided a minimum separation of 40 feet is maintained between buildings with minimum of 20-foot side yards on at least one side to the lot line.
 - (4) A minimum rear yard of 20 feet.
 - (5) A use located on a lot or parcel of land adjoining a residential zoning district shall be separated from the adjoining district by screening in accordance with the standards described in Article II, Section 102-32(a)(9) of the Zoning Ordinance.
 - (6) No building shall be located within 50 feet of any lot in a residential district.
- (c) *General standards.* All of the property located in this district is subject to the general standards contained in Article V.
- (d) *Uses permitted by special use.* The following uses may be permitted only if authorized by an ordinance granting a special use permit in accordance with the procedures and standards prescribed in this section and in Article VIII, Section 102-236 of the Zoning Ordinance:

Automotive repair shops.

Automobile sales, service and leasing.

Recreational vehicles sales and service but not user storage unless located within a completely enclosed building.

Truck sales, repair and leasing.

Construction equipment sales, service and leasing.

In addition to the standards applicable to the LM zone and the standards contained in Article VIII, Section 102-236 the above special uses must conform with the following:

- (1) A minimum ten-foot planting area shall be maintained along those lot lines abutting public street rights-of-way and shall conform with the landscape standards contained in Article II, Section 102-32(a)(9).
- (2) All vehicles shall be parked within a completely enclosed building or upon a parking lot surfaced with asphalt or concrete.
- (3) There shall be at least 350 square feet of paved area dedicated for each vehicle stored or displayed upon the exterior of the premises.

(Ord. No. 65-0-18, § 7.1, 4-6-65; Ord. No. 78-0-55, § 1, 10-3-78; Ord. No. 82-0-59, § 1, 9-21-82; Ord. No. 85-0-5, § 1, 2-5-85; Ord. No. 94-0-87, § I, 11-21-94; Ord. No. 96-0-16, § I, 3-5-96; Ord. No. 98-0-25, § 1, 6-2-98; Ord. No. 99-0-14, §§ 1, 2, 2-16-99; Ord. No. 2001-0-16, § 1, 4-3-01; Ord. No. 05-O-13, § 2, 5-17-05; Ord. No. 11-O-48, § 2, 8-2-11; Ord. No. 12-O-38, § I, 8-21-12; Ord. No. 13-O-59, § I, 11-19-13; Ord. No. 13-O-60, § I, 11-19-13; Ord. No. 18-O-43, § I, 9-18-18)