
4.9: Light Industrial District (LI)

4-30

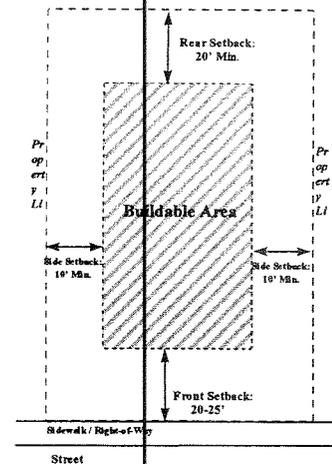
*Clinton Zoning Ordinance
Chapter 4: Zoning Districts*

4.9.1: Intent

The purpose of the light industrial and office district is to accommodate a mix of similar and compatible light industrial uses, industrial-related business uses, and related commercial uses. The LI district shall have limited traffic and aesthetic impacts on surrounding properties, supporting public facilities, and utilities. The LI district is intended to generate development through the use of creative design, which will enhance the character of the surrounding area.

4.9.2: General

- A. Minimum Lot Size:** 10,000 square feet
- B. Maximum Lot Coverage:** Building footprint shall not exceed 50% of the lot coverage.
- C. Maximum Height:** 50 feet
- D. Setbacks:**
 - 1. Front: 20 ft. on a minor street, 25 ft. on a major street
 - 2. Side: 10 feet minimum
 - 3. Rear: 20 feet minimum
- E. Maximum % Impervious Service:** 85%
- F.** Trash containers shall be located in the parking area and shall be screened from the right-of-way.
- G.** Mechanical equipment at ground level should be placed on the parking lot side of building, away from buildings on adjacent sites, and screened from view of public streets and residential uses.



4.9.3: Uses

- A. Permitted Uses:** The following uses shall be permitted in the LI district.
 - 1. Wholesale Business
 - 2. General Commercial
 - 3. Business Services
 - 4. Personal Services
 - 5. Office
 - 6. Manufacturing Services
 - 7. Public utility or communication tower, setback a minimum of one (1) foot for each one (1) foot in height.
 - 8. Residential uses provided they meet the requirements of the R-3 district.
- B. Prohibited Uses:** The following uses shall be prohibited in the LI district.
 - 1. Mobile homes/Manufactured Homes
- C. Accessory Uses:** The following uses shall be permitted in the LI district as an accessory to the primary use. These uses shall meet minimum setbacks.
 - 1. Outdoor Storage
 - 2. Outdoor Sales

Outdoor Storage: Outdoor storage uses are permitted in the LI district provided that all specified standards are met.

a) Standards:

- (1) The storage shall be either an accessory use on the same lot as or a primary use for a lot providing that the primary business utilizing the storage is located within the LI District.
- (6) Outdoor storage shall not front on any street and shall be screened from view of surrounding properties.
- (7) Any tires stored shall be covered by a roofed structure so as not to allow for the accumulation of water inside the tires.
- (8) No more than four (4) vehicles for salvage may be stored on any lot.

- (9) Tractor trailers or other large vehicles may not be used as permanent storage buildings.

D. Conditional Use: The following uses shall be permitted in the LI district as a conditional use provided that the standards provided are met.

1. Sexually Oriented Businesses

a) Findings of Fact:

- (1) Although there are no known sexually oriented businesses currently operating in Clinton, it is possible, and probable, that at some point one or more would desire to locate in Clinton and it is in the interests of the health, safety, and welfare of the patrons of such businesses, as well as the citizens of Clinton, to provide certain minimum standards and regulations for sexually oriented businesses, as well as the operators and employees of such businesses.
- (2) Sexually oriented businesses generate secondary effects, which are detrimental to the public health, safety, and welfare. Additionally, sexually oriented businesses are frequently used for unlawful sexual activities, including public sexual indecency, prostitution, and sexual encounters of a casual nature. Such businesses are of particular concern to the community when they are located in close proximity to each other, or close to schools, churches or parks and playgrounds.
- (3) The concern over sexually transmitted diseases is a legitimate health concern of Clinton, which demands reasonable regulation of these businesses in order to protect the health and well being of our citizens.
- (4) The location of sexually oriented businesses close to residential areas diminishes property values and leads to conditions that give rise to crime in residential neighborhoods. Many studies performed in other communities indicate conclusively that property crimes and sexual crimes increase significantly in neighborhoods in which such a business is located.
- (5) It is not the intent of this section to suppress any speech activities protected by the First Amendment or to place any impermissible burden on any constitutionally protected expression or expressive conduct by the enactment or enforcement of the Ordinance. Rather, it is the intent of Clinton City Council to enact a "content neutral regulation" which addresses the secondary effects of sexually oriented businesses.

b) Signage:

- (1) Freestanding signs are prohibited.
- (2) Business shall not display a sign or advertising visible from public streets or sidewalks or outside the premises that is photographic, pictorial, or illustrative.

c) Required Buffers between Residential Areas or Residentially Zoned Areas and Business:

(1) Required Buffer Area:

- (a) Minimum Width: 30 feet

(2) Required Buffering Materials:

- (a) Buffering materials shall provide an opaque buffer to create a strong impression of a spatial separation and to preclude visual contact.
- (i) 7 trees for every 100 linear feet.
 - (ii) 50 shrubs per 100 linear feet.
 - (iii) All portions of the landscaping area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or with some other vegetative ground cover.

(3) Berms shall be constructed within the property boundaries meeting the following requirements:

- (a) Minimum Height: 2 ft.

- (b) Minimum Crown Width: 2 ft.

- (c) Minimum Slope: 2:1

- (4) Solid walls shall be constructed and meet the standards for walls and fences set forth in Section 3.2

- (a) Maximum wall height: 6 ft.

- (b) Shrubs shall reach 1/3 of the height of the wall within 3 years.

- (5) No free access shall be permitted between adjacent residential area and the parcel.

4.9.4: Parking

A. General Requirements: See general parking requirements in Chapter 3 Section 3.12.

B. Required Parking Spaces

Office/Personal Services/Business Services	1 per 300 square feet	
General Retail/General Commercial	1 per 250 square feet	
Wholesale Business/Manufacturing Services	1 for each 1 employees at maximum employment on a single shift plus 1 space for each company vehicle operating from premises	
Warehouse	1 per employee on the largest shift, plus 1 space per 4,000 square feet of gross floor area	
Mini-warehouse	1 per 10 storage cubicles plus 2 spaces for employees	
All other uses	1 per 250 square feet	

C. Required Loading Spaces

1 space for every 30,000 square feet of floor area, or a portion thereof with a maximum of 2 spaces.

4.9.5: Landscaping

A. General Requirements

1. Additions, expansions, or changes, which increase a business by 40% of the gross floor area, shall be in compliance with the landscaping requirements.
2. If more than one landscaping/buffering requirement overlaps, the more stringent regulation shall be applied.
3. See landscaping requirements in Chapter 3 Section 3.10: Landscaping

B. Requirements for Parking Areas

1. Peripheral

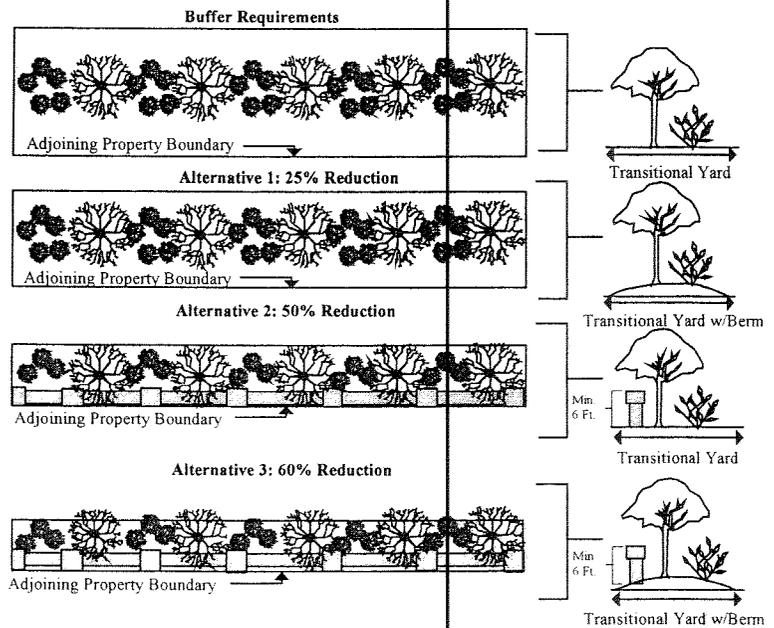
- a. Required Landscaping Area: at least 5' in depth shall be located between the abutting property lines and the parking, loading, or other vehicular use area, except where permitted driveway openings area to be provided.
- b. Required Landscaping Materials: Choose One:
 1. One (1) large maturing tree shall be planted for each fifty linear feet (50') of the landscaping area and one (1) small maturing tree or shrub of at least three feet (3') in height shall be planted every ten linear feet (10') within the landscape; or
 2. A combination of trees, hedge, other durable landscape material or approved wall, fence or earthberm may be utilized to form the continuous landscape element of at least three feet (3') in height.
- c. Other Requirements:
 1. All portions of the landscaping area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or with some other vegetative ground cover; and
 2. Parked vehicles may overhang a landscaped area no more than two and one-half feet (2½'), provided curbing or other wheel stops are installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and/or destruction by overhanging vehicles.

2. Interior

- a. Required Landscaping Area: Five percent (5%) of the interior of any parking, loading, or other vehicular use area shall be landscaped. The location of such landscaping is at the option of the owner or developer; provided, however, the following standards shall apply:
 1. Landscape Island: shall be at least five feet (5') in width and ten feet (10') in length. Each island shall contain one large maturing tree plus shrubs and/or vegetative ground cover to cover the entire area.
 - a) No more than twenty (20) parking spaces shall be permitted in a continuous row without being interrupted by a *landscaped island*.
 - b) Each parking row shall terminate in a *landscape island*.
 2. Median Strip: shall be at least five feet (5') in width.
 - a) Every fourth row of parking shall be separated by a *median strip* for landscaping and pedestrian purposes.
 - b) Every median strip shall contain plantings of one large maturing tree at intervals of 30 to 40 feet, plus shrubs and/or vegetative ground cover to cover the entire area.
- b. Other Requirements:
 1. All portions of the landscaping area not planted with trees shall be planted in grass and/or with some other vegetative ground cover; and
 2. Parked vehicles may overhang a landscaped area no more than two and one-half feet (2½'), provided curbing or other wheel stops are installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and/or destruction by overhanging vehicles.

C. Requirements For Boundaries Adjacent To Any Residential Zoning District and Existing Residential Uses in the Light Industrial District

1. Required Buffer Area:
 - a. Minimum Depth: 25 feet
2. Required Buffering Materials:
 - a. Buffering materials shall provide an opaque buffer to create a strong impression of a spatial separation and to preclude visual contact.
 - b. 5 trees for every 100 linear feet.
 - c. 17 shrubs per 100 linear feet.
 - d. All portions of the landscaping area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or with some other vegetative ground cover.
3. Alternative 1: Buffering Requirements reduced by 25%(5 feet):
 - a. Minimum width may be reduced by 25% or five (5) feet with use of a landscaped earth berm.
 - b. Berms shall be constructed within the property boundary meeting the following requirements:
 1. Minimum Height: 2 ft.
 2. Minimum Crown Width: 2 ft.
 3. Minimum Slope: 2:1
4. Alternative 2: Buffering Requirements reduced by 50% (10 feet):
 - a. Minimum width may be reduced by 50% or ten (10) feet and required number of shrubs reduced to 30 shrubs per 100 linear feet with use of landscaped wall or fence.
 - b. Wall shall be solid and meet the standards for walls and fences set forth in Section 3.2.
 - c. Maximum wall height: 6 ft.
 - d. Shrubs shall reach 1/3 of the height of the wall within 3 years.
5. Alternative 3: Buffering Requirements reduced by 60% (12 feet):
 - a. Minimum width may be reduced by 50% or twelve (12) feet and required number of shrubs reduced to 30 shrubs per 100 linear feet with use of landscaped wall or fence, and a planted earth berm.
 - b. Berms shall be constructed within the property boundaries meeting the following requirements:
 1. Minimum Height: 2 ft.
 2. Minimum Crown Width: 2 ft.
 3. Minimum Slope: 2:1
 - c. Wall shall be solid and meet the standards for walls and fences set forth in Section 3.2.
 - d. Maximum wall height: 6 ft.
 - e. Shrubs shall reach 1/3 of the height of the wall within 3 years.



4.9.6: Tree Protection

- A. Refer to Chapter 3, Section 3.11: Tree Protection for general tree protection requirements.

- B. **Grand Trees:** The destruction of any *grand tree* (twenty-four inches [24"] or greater DBH) is prohibited on any parcel of non-exempt land, unless a permit is granted certifying that removal is in compliance with section 3.11.
- C. **Protected Trees:** The destruction of any *protected tree* (eight inches [8"] or greater DBH) is prohibited on any parcel of non-exempt land, unless a permit is granted certifying that removal is in compliance with section 3.11.

4.9.7: Signage

A. Intent

The purpose of these sign regulations are: to encourage the effective use of signs as a means of communication; to maintain and enhance the aesthetic environment; and to increase the City's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign regulations.

B. Refer to section 3.4: Signage for general sign requirements.

C. No sign, or part thereof, may be altered, constructed, changed, converted, enlarged, or moved unless in conformity with the following requirements.

D. **Sign Area:** Shall be measured by height (A) by length (B) of the smallest rectangle that can be drawn to measure all sign elements. Unless otherwise noted, only one side or face of the same sign shall be used in computing sign area.

E. **Allowed Signs:** The applicant may select two (2) of the following six (6) choices for a sign type per street frontage:

1. Wall Sign

a) Maximum Size: 1 square foot per lineal foot of the building wall on which the sign is to be placed.

2. Window Sign

a) Maximum Size: 20% of the window area

3. Projecting Sign

- a) Maximum Size: 16 square feet for one side
- b) Maximum Height: No projecting sign shall extend above the roofline.
- c) Clearance: 8' above ground level

4. Awning Sign

- a) Maximum Size: 15% of exterior surface of the awning.
- b) Signs, symbols, or designs may be painted or sewn onto the awning.

5. Freestanding Sign

- a) Maximum Size: 12 square feet.
- b) Maximum Height: 35 feet.
- c) Setback: No freestanding sign shall be closer than five (5) feet to an exterior property line.
- d) No more than one (1) freestanding sign shall be allowed per parcel.

6. Directory Sign

- a) The parcel shall contain no more than one (1) directory sign.
- b) The maximum sign area shall not exceed three (3) inches by fifteen (15) inches for each identified activity, business, firm, or tenant.
- c) The directory sign may take the form of any sign permitted in the zoning district provided that such sign shall comply with its applicable specification. If the directory sign is a freestanding sign, no other freestanding shall be located on the parcel.

F. Prohibited Signs:

- 1. Moving signs of any type.
- 2. Signs projecting above the roof line.
- 3. Any sign not listed as being allowed is prohibited.