

SEC. 509 LI - LIGHT INDUSTRIAL

SEC. 509.1 Purpose

This district is intended for light industrial-manufacturing, a less intensive industrial use, and located such that development and operational characteristics of the industry will not negatively affect nearby residential and/or commercial activities. These regulations are intended to encourage development of such manufacturing, fabricating, processing, packaging and other industries as can be operated in a relatively clean, quiet and safe environment.

SEC. 509.2 Approvals Required

No structure or building shall be built or remodeled upon property in this district until all required subdivision plats and/or site plan approvals have been obtained.

SEC. 509.3 Location

The following criteria shall be considered in establishing and maintaining a LI district:

1. Conformance to appropriate designation in the General Plan for industrial land use.
2. Correspondence to an existing district or development in an area annexed into the City.

SEC. 509.4 Permitted Principal Uses

1. Residential uses subject to a Use Permit.
2. All other uses permitted in commercial districts.
3. Manufacture, compounding, processing, packaging, bottling, or treatment of such products as bakery goods, candy, cosmetic, dairy products, drugs, perfumes, pharmaceuticals, toiletries, beverage and food products, and other personal articles and household goods.
4. Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fibers, fur, glass, hair, horn, rubber, leather, musical instruments, paper, plastics, precious or semiprecious metals or stones, shell, straw, textiles, tobacco, wood, wool, yarn; except as hereinafter specified.
5. Manufacture of instruments, toys, novelties, rubber and metal stamps, cameras, photographic equipment, business and household machines and appliances.

6. Manufacturing, processing and assembly of malleable metals, signs, monuments.

7. In addition the following:

Agricultural implements, repair and service
Agricultural tillage, contractors
Air conditioning equipment, fabrication
Animal boarding, breeding and hospitals
Auctioneers
Automobiles: Parts and supplies, new and used, salvage: storage-
dead (warehouse)
Belting manufacture
Boat manufacture
Boiler repairing
Boxes, sales and manufacture
Brick storage
Brooms-brush manufacture
Building contractors: equipment and material; storage
Building materials, wholesale and storage
Bus line shops, garage repair
Butane distributors (subject to Uniform Fire Code)
Button, metal, plastic manufacture
Candle manufacture
Canvas manufacture
Carbonic Ice manufacture
Casket manufacture
Cat, dog, large animal hospital
Cement product, manufacture (pipe, blocks, etc.)
Cement storage
Cesspool storage
Chocolate and cocoa products manufacture
Circuses and carnivals
Coffee roasting
Concrete contractors, storage
Concrete products storage
Cranes, storage yard
Crockery manufacture
Crop dusting equipment yards
Decoration, workshop and equipment yards
Diesel engine service, equipment and supplies (not manufacture)
Display designers and builders' shops
Distillers, distribution, warehouse
Doors, metal, sash, trim, wood, manufacture
Drilling company equipment yards
Electric light and power companies, storage
Electric plating
Electrical appliances, manufacture
Excelsior manufacture (subject to Uniform Fire Code)
Exterminating and fumigating, warehouse
Farm implements and machinery assembly
Feed and seed, wholesale and storage
Fences, metal fabrication, manufacture, wholesale and storage
Fertilizers, processed; storage only

Fruit and vegetable juice processing
Furniture manufacture, metal and wood
Garment factory
Hay and straw, sales, storage (subject to Uniform Fire Code)
Heating and ventilating equipment, storage
Hotel equipment, assembly and custom fabrication
House movers, equipment storage yards
House wreckers' yards
Ice manufacture
Insulation, contractors' equipment yard, materials, storage,
wholesale
Iron, custom decorative wrought iron shops
Jobbers, bulk materials (sand, gravel, brick, masonry, etc.)
Landscape contractors
Livestock supplies, storage and wholesale
Machinery use, storage
Meat packing and smoking (no slaughtering except small game)
Microwave antenna; commercial radio, television or telephone
microwave relay facility; commercial radio or television tower
or broadcast antenna; two-way mobile communications antenna
Millwork (woodworking) manufacture
Mining machinery, wholesale, storage
Motor freight, warehouses
Motor repairing and rewinding, transformers, generators
Notions, manufacture and wholesale
Ornamental metal work, custom hand, fabrication
Paint and varnish, bulk storage, warehouse
Paving contractor's equipment storage
Pickled products manufacture
Pipe, concrete, plastic, metal, storage, manufacture, used,
fittings, wholesale
Planing mill
Plaster, wholesale and storage
Plasterers, contractors' yard
Plastic and plastic products manufacture
Plating and polishing shops
Poultry supplies, wholesale and storage
Produce packing and warehouse
Public utilities, plants
Pumps, repairing and rental
Rental shops, equipment
Scaffold, equipment storage
Scales, commercial weighing
Screens, doors and windows manufacture
Septic tanks, contractors, construction
Sewer pipe, manufacture, storage
Soaps, detergents, bleach manufacture
Spraying supplies, equipment yard
Storage, warehouse, bonded
Storage yards, bulk material, equipment
Tile manufacture, decorative, structural
Water based or water emulsion type paint manufacture, only
Welding equipment and supplies, storage
Welding shop

Well drilling, equipment yard
Wood products, bulk manufacture
Wrecking contractor's yard
Others, as determined by the Board of Adjustment when in doubt.

SEC. 509.5 Permitted Conditional Uses

See Section 310

SEC. 509.6 Permitted Accessory Uses

1. Any use customarily incidental to a permitted principal use, such as:
 - A. Private garage or carport for storage of vehicles
 - B. Garden house, toolhouse, ramada, swimming pool
 - C. Accessory building units (See Section 310)
 - D. Where the keeping of horses and other livestock is lawful, structures customarily accessory to such use.

SEC. 509.7 District Regulations

Any use established or conducted within this district shall comply with the following standards:

1. Smoke, gas and odor emissions shall comply with City and state environmental pollution rules and regulations
2. The disposal of all waste materials shall comply with Title 9, Chapter 8, Articles 4 and 18 of the Hazardous Waste Regulations as adopted by the Arizona Department of Environmental Quality.
3. The average noise level, measured at the property line, shall not exceed 55db (1dn) when measured on an "A" weighted" sound level meter and according to the procedures of the Environmental Protection Agency.
4. Explosives and hazardous materials, processes: As per Section 312.
5. All direct sources of illumination, luminaires, shall be shielded so as not to be visible from adjacent residential zoned property and per City ordinance 19-D and related.

SEC. 509.8 Property Development Standards

1. No individual site shall be sold or leased in the industrial district if such site is not of sufficient size so that it may be developed in accordance with the requirements of this section.
2. Minimum Area: Sufficient size for the intended purpose. Questionable sizes and appeals shall be determined by the Board of Adjustment.
3. Building Height: No building shall exceed fifty-five feet in height, except where within 100 feet of a residential district the height shall not exceed thirty-five (35) feet in height.
4. Required Yards:
 - A. Front Yard setback: 40 feet
 - B. Side Yard setback: See Sections 600 & 800
 - C. Rear Yard setback: See Sections 600 & 800
5. Minimum Distance Between Main Buildings: As prescribed by the Uniform Building Code.

SEC. 509.9 Non-Residential Accessory Buildings

1. Maximum Height: Thirty-five (35) feet.
2. Maximum Yard Coverage: Thirty-five (35) percent of the required side and rear yards.
3. Location Restrictions: No accessory building shall be erected in any minimum required front yard, except as otherwise provided in this code.
4. Setback Requirements: Accessory buildings shall be set back from the side lot line and the rear lot line a distance no less than three (3) feet, except:
 - A. For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required.
 - B. For a corner lot abutting a key lot and not separated from an alley, any accessory building shall be set back from the rear lot line a distance not less than the width of the least required side yard applicable to the main building.
 - C. Where a masonry wall or non-see through wall or fence exists no rear setback shall be required.

SEC. 509.10 Off-Street Parking and Loading: See Section 600

SEC. 509.11 Sign Regulations: See Section 700

SEC. 509.12 Landscaping, Screening, and Buffering:
See Section 800