

CHAPTER 17.22: LI LIGHT INDUSTRIAL DISTRICT

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17.22.010 General description.

This industrial district is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution in which operations are conducted so that noise, odor, dust and glare are completely confined within an enclosed building. These industries may require direct access to rail or street transportation routes; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the heavy industrial districts.

(Prior code Appendix A, Art. IV (§ 10 (A)))

17.22.020 Uses permitted.

Property and buildings in the LI light industrial district shall be used only for the following purposes:

A. A retail or service use only when it directly serves or is auxiliary to the needs of industrial plants or employees thereof;

B. No residential use shall be permitted in the LI light industrial district;

C. Any of the following uses:

1. On-premises sign as regulated in Chapter 15.28 of this code;

2. Building material sales yard and lumberyard, including the sale of rock, sand, gravel, and the like as an incidental part of the main business, including a concrete batch plant of a transit mix plant;

3. Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors;

4. Freighting or trucking yard or terminal;

5. Outdoor storage facilities for Class III combustible liquids, coal, coke, building materials, sand, gravel, stone, lumber, open storage of construction contractor's equipment and supplies shall be screened by 7-foot obscuring fence, wall or mass plantings, or otherwise so located as not to be obnoxious to the orderly appearance of the district;

6. Public utility service yard or electrical receiving or transforming station;

7. Auction house, except for sale of livestock;

8. Tire recapping or retreading;

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9. New and used car, truck, motorcycle, snowmobile and boat sales and rentals. Repair shall be permitted as an accessory use to the establishments, provided that all body and/or mechanical repair work shall be completed within an enclosed area. All inoperable vehicles shall be stored within a side yard or rear yard which is screened with an opaque fence at least 6 feet in height. The number of inoperable vehicles stored within a screened yard shall not exceed 1 per 400 square feet of building floor area used for vehicle repair. A minimum of 2 inoperable vehicles per establishment shall be permitted to be stored in a screened yard;

10. Farm implement and machinery new and used sales;

11. Mobile home sales and services;

12. Prefabricated and shell house sales;

13. Mini-warehousing storage facilities, where security fencing and screen fencing shall not exceed 6 feet in height, and shall be constructed of wood, decorative block or chain link fence with slats. Outdoor storage yards shall be screened from view from surrounding properties. Landscaping shall be in accordance with the city's landscaping ordinance;

14. Retail and distribution establishments, including sales, display and show rooms and lots;

15. Carwashes;

16. Commercial parking lots and garages;

17. Offices, studios, clinics and laboratories;

18. Financial institutions;

19. Printing and secretarial services;

20. Mail and parcel services;

21. The manufacture and retail sale of firearms and ammunition, provided that the operation is in compliance with the fire code as adopted;

22. Garden centers and sod farms;

23. Manufacture of ammunition and retail sale of firearms and ammunition;

24. Commercial indoor recreational uses, including gymnasiums, ice skating rinks and similar establishments;

25. Construction plan review center;

26. Crematorium; and

27. Holding rooms with no overnight detention.

D. The following uses when conducted within a completely enclosed building:

1. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries and food products;

2. The manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, rubber, textiles, tin, iron, steel, wood (excluding saw mill), yard and paint not involving a boiling process;

3. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas;

4. The manufacture and maintenance of electric and neon signs, commercial advertising

structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like;

5. The manufacture of musical instruments, toys, novelties, and rubber and metal stamps;

6. Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender work, truck repairing and overhauling, tire retreading or recapping, and battery manufacturing;

7. The sale, storage and sorting of junk, waste, discarded or salvaged materials, machinery or equipment, but not including processing;

8. Blacksmith shop and machine shop;

9. Foundry casting, lightweight nonferrous metal not causing noxious fumes or odors;

10. Planing mill;

11. Wholesale or warehouse enterprise; and

12. Veterinary establishments; provided that all animals shall be kept inside soundproof, air-conditioned buildings.

E. Other uses of the same general character as those previously listed deemed appropriate by the City Council;

F. Buildings, structures and uses accessory and customarily incidental to any of the previously mentioned uses;

G. Service establishments and filling stations, not to include vehicle repair. Repair shall be permitted as an accessory use to the establishments, provided that all body and/or repair work shall be completed within an enclosed area. All inoperable vehicles shall be stored within a building or within a side or rear yard which is screened with an opaque

fence at least 6 feet in height. The number of inoperable vehicles stored within a screened yard shall not exceed 1 per 400 square feet of building floor space used for vehicle repair. A minimum of 2 inoperable vehicles per establishment shall be permitted to be stored in a screened yard;

H. Vehicle repair establishments, provided that all body and/or mechanical repair work shall be completed within an enclosed area. All inoperable vehicles shall be stored within a building or within a side or rear yard which is screened with an opaque fence at least 6 feet in height. The number of inoperable vehicles stored within a screened yard shall not exceed 1 per 400 square feet of building floor area used for vehicle repair. A minimum of 2 inoperable vehicles per establishment shall be permitted to be stored in a screened yard; and

I. Microcell wireless communications facilities on buildings as defined in § 17.50.400A. (Ord. 5097 (part), 2005; Ord. 5071, 2005; Ord. 3773 (part), 2002; Ord. 3671, 2001; Ord. 3521, 1999; Ord. 3360 (part), 1997; Ord. 2874 (part), 1991; Ord. 2862 (part), 1991; Ord. 2808 (part), 1990; prior code Appendix A, Art. IV (§ 10 (B)))

17.22.030 Conditional uses.

A. Single-family residences, subject to the following:

1. Only 1 dwelling unit shall be permitted on each light industrial site under 1 ownership and/or management; and

2. The residential use shall be incidental to the light industrial use and for the purpose of providing security therefor.

B. Animal kennels;

C. Missions, subject to the following:

1. Provide a detailed program and services plan at time of application, including but not limited to, hours of operation and type and extent of supervision;

2. Must meet fire, building and health requirements; and

3. Any significant modification in the program and services plan will require a new application.

D. Child care centers. In order to be considered for a conditional use in the light industrial zoning district, a child care center must be included, incidental to, or associated with a permitted principal use which is located in close proximity to the proposed child care center site;

E. Churches and similar places of worship, subject to the following:

1. Services, classes and other similar activities involving groups of more than 50 persons shall not be conducted on a regular basis between 7:00 a.m. and 5:00 p.m. on any weekday, Monday through Friday;

2. Youth classes and other similar activities shall not be conducted on a regular basis between 7:00 a.m. and 5:00 p.m. on any weekday, Monday through Friday;

3. No dormitory or residence shall be maintained on the subject property, provided, however, a single caretaker apartment may be permitted within the principal structure;

4. Such church or similar place of worship shall only occupy existing structures; no substantial new construction shall be undertaken to accommodate such church or place of worship;

5. All church parking requirements as to number and size of stalls and paving shall be met; and

6. The applicant for a conditional use for a church or similar place of worship shall file with the Planning Department a detailed program of its services and activities, including hours of operation and methods of separating on-lot industrial traffic from church traffic and parking. The applicant shall further demonstrate that use of the proposed site for such purposes will not significantly conflict with the use of other property located in the zoning district or in adjacent areas.

F. Business and vocational schools;

G. Planned commercial developments as regulated in §§ 17.50.050 through 17.50.100;

H. Community corrections facility;

I. Planned industrial developments as regulated in §§ 17.50.050 through 17.50.105;

J. Off-premises signs in accordance with Chapter 15.28 and the requirements of § 17.50.380;

K. Wind energy conversion systems according to the requirements of § 17.50.215; and

L. Microcell wireless communications facilities on poles as defined in § 17.50.400B. (Ord. 5097 (part), 2005: Ord. 3760 (part), 2001: Ord. 3754, 2001: Ord. 3711, 2001: Ord. 3705 (part), 2001: Ord. 3188 (part), 1995: Ord. 2899 (part), 1991: Ord. 2893 (part), 1991: Ord. 2874 (part), 1991: prior code Appendix A, Art. IV (§ 10 (H)))

17.22.040 Area regulations.

The following requirements shall apply to all uses permitted in this district:

A. *Lot area.* Any principal use together with all accessory uses shall be located on a lot having a minimum area of 20,000 square feet.

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B. *Front yard.* All buildings shall set back from all street right-of-way lines not less than 25 feet.

C. *Side yard.*

1. No building shall be located closer than 25 feet to a side yard lot line.

2. The width of a side yard which abuts a residential district shall not be less than 50 feet.

D. *Rear yard.*

1. No building shall be located closer than 25 feet to the rear lot line.

2. The depth of a rear yard which abuts on a residential district shall be not less than 50 feet.

E. *Setback from section lines.* Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No setback is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.

F. *Coverage.* Main and accessory buildings and off-street parking and loading facilities shall not cover more than 75% of the lot area.
(Ord. 3744 (part), 2001; prior code Appendix A, Art. IV (§ 10 (C)))

17.22.050 Height regulations.

No building or structure shall exceed 4 stories or 45 feet in height, except as hereinafter provided in § 17.50.260.
(Prior code Appendix A, Art. IV (§ 10 (E)))

17.22.060 Off-street parking and loading requirements.

As regulated in §§ 17.50.270 through 17.50.290.
(Prior code Appendix A, Art. IV (§ 10 (F)))

17.22.070 Landscaping.

When a light industrial district is adjacent to a residential district, landscaping shall be provided as regulated in the landscape regulations adopted by § 17.50.300. Fifty percent of the plant material shall be visible from the residential district whenever possible.

(Prior code Appendix A, Art. IV (§ 10 (I)))

17.22.080 Flood fringe building district.

Any land that is within the flood fringe building district as provided for in Chapter 15.32 of this code must comply with the additional requirements of that district.

(Prior code Appendix A, Art. IV (§ 10 (G)))

17. Railroad repair shops;
18. Rolling mills;
19. Soap manufacture;
20. Tar distillation or tar productions manufacture; and

21. Stationary tank storage of Class I or II flammable or combustible liquids, flammable gases and liquefied petroleum gases, subject to the proper precautions as to location to prevent fire and explosion hazards.

C. In general, those uses which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration and the like, and not allowed in any other district; provided, however, that any use not specified herein shall be approved by the City Council;

D. Buildings, structures and uses accessory and customarily incidental to any of the previously listed uses; and

E. Microcell wireless communications facilities on buildings as defined in § 17.50.400A. (Ord. 5097 (part), 2005; Ord. 3773 (part), 2002; Ord. 2808 (part), 1992; prior code Appendix A, Art. IV (§ 11 (B)))

17.24.030 Conditional uses.

A. The following uses shall be allowed as conditional uses:

1. Acid manufacture;
2. Blast furnace or coke oven;
3. Cement, lime, gypsum or plaster of paris manufacture;
4. Distillation of bones;

5. Drop-forge industries manufacturing forging with power hammers;

6. Explosives, manufacture or storage;

7. Fat rendering, except as an incidental use;

8. Fertilizer manufacture;

9. Garbage, offal or dead animals reduction or dumping;

10. Glue manufacture;

11. Ore reduction;

12. Paper and pulp manufacture;

13. Processing of junk (junkyard), waste, discarded or salvaged materials, machinery or equipment, including automobile wrecking or dismantling, as regulated in § 17.50.160;

14. Refuse dumps;

15. Rock, sand or gravel or earth excavation, crushing or distribution;

16. Saw mill;

17. Slaughter of animals, including poultry killing or dressing;

18. Smelting of tin, copper, zinc or iron ores;

19. Stockyards or feeding pens;

20. Tannery or the curing or storage of raw hides;

21. Animal kennels;

22. Missions, subject to the following:

a. Provide a detailed program and services plan at time of application, including but not limited to, hours of operation, and type and extent of supervision;

b. Must meet fire, building and health requirements; and

c. Any significant modification in the program and services plan will require a new application.

23. Single-family dwelling units and mobile homes, subject to the following:

a. Only 1 dwelling unit or mobile home is allowed for each industrial site under 1 ownership and/or management;

b. The use is incidental to the industrial use and used only for security purposes or as a caretaker residence;

c. Approval of the incidental use is obtained by all applicable emergency service organizations; and

d. A conditional use will not be granted when another principal or accessory use, with a high hazard industrial occupancy (as defined by the NFPA), is located on the property. A high hazard industrial occupancy includes structures or facilities where there are processes involving highly combustible, highly flammable or explosive materials, or structures where materials are likely to burn with extreme rapidity or to produce poisonous fumes or gases. Also included are industrial facilities where flammable liquid are routinely handled, used or stored in large quantities, or those facilities where explosive dust from grain, wood, flour, plastic, aluminum, magnesium or similar materials are produced.

B. All other similar uses which the City Council declares to be special uses;

C. On-premises signs as regulated by Chapter 15.28 of this code; and

D. Microcell wireless communications facilities on poles as defined in § 17.50.400B. (Ord. 5097 (part), 2005: Ord. 3773 (part), 2002: Ord. 3760 (part), 2001: Ord. 3705 (part), 2001: Ord. 3448, 1998: prior code Appendix A, Art. IV (§ 11 (C)))

17.24.040 Area regulations.

The following requirements shall apply to all uses permitted in this district:

A. *Lot area.* Any principal use together with all accessory uses shall be located on a lot having a minimum area of 1 acre.

B. *Front yard.* All building shall be set back from all street right-of-way lines not less than 35 feet.

C. *Side yard.*

1. No building shall be located closer than 25 feet to a side lot line.

2. The width of a side yard which abuts a residential district shall be not less than 75 feet.

D. *Rear yard.*

1. No building shall be located closer than 25 feet to the rear lot line.

2. The depth of any rear yard which abuts a residential district shall be not less than 50 feet.

E. *Setback from section lines.* Principal and accessory buildings and structures shall be set back no less than 58 feet from any section line. No setback is required from any legally vacated section line; however, if the vacated section line forms a property line, the applicable side, rear or front yard setbacks shall be observed.