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3.20.010. Purpose and Objectives

The LI District is established to recognize the need for industrial sites which are generally major and extensive operations, require large level sites with open storage and service areas, and utilize regional transportation such as railway and state highways. Warehousing, Light Industrial, supply yards, and construction yards are compatible with this district.

The LI District is established to provide areas in the City where Light Industrial firms can engage in processing, assembling, manufacturing, warehousing, and storage; and for incidental service facilities and public facilities to serve the manufacturing area. The zone is intended to encourage sound development by providing and protecting an environment for such development, subject to regulations necessary to assure the orderly growth of the City of Rexburg, and the protection of residential and commercial land uses from noise and other disturbances. This zone is to be characterized by flat, open land suited for industrial uses because of the proximity to major transportation routes and the availability of utilities necessary for successful manufacturing or processes. The areas in which this zone will be applied may provide for land reserves for industrial and manufacturing use. Some land may therefore be placed in agricultural and other open land uses until its industrial and manufacturing potential is realized. Representative of the uses within the zone are Light Industrial, fabrication, processing, storage warehousing, and wholesale distribution. Uses which generate excessive noise, vibration, smoke, odor, dust, fumes, or danger of explosion have been excluded from this zone. The basic objectives of the LI zone are:

- (1) To provide space for Light Industrial and processing uses within the City in appropriate locations and to discourage uses from locating within this zone which will tend to deteriorate light manufacturing environment, and thwart the use of land for light industrial purposes.
- (2) To broaden the tax base and improve the economic base of the community.
- (3) To promote new industry to the end that the economic and social well-being of the City and its inhabitants shall be enhanced.
- (4) To discourage the undesirable mixture of incompatible commercial, industrial, and residential uses.

3.20.020. Permitted Uses

- a. **Categories.** Those uses or categories of uses as listed herein, and no others are permitted in the LI zone.
- b. **Permitted Principal Uses.** The following principal uses and structures, and no others, are permitted in the LI zone:

Permitted Uses

Bakery products
Confectionery and related products
Bottling and canning soft drinks and carbonated waters

Textile mill products (except tire cord and fabric)
Apparel and other finished products made from fabrics, leather, etc. (except leather tanning and finishing)
Furniture and fixtures
Converted paper and paperboard products (except containers and boxes)
Printing, publishing, and allied industries
Perfumes, cosmetics, and other toilet preparations
Printing ink
Rubber footwear
Flat glass
Glass and glassware (pressed or blown)
Pottery and related products
Cut stone and stone products
Office machines (small)
Miscellaneous machinery
Cutlery, hand tools, and general hardware
Professional, scientific, and controlling instruments; photo-graphic and optical goods; watches and clocks (except film manufacturing)
Miscellaneous manufacturing (except matches and morticians' goods)
Railroads, rapid-rail transit, and street railway transportation (except bus passenger terminals)
Parking lot – automobile parking lot and garages
Communications
Electric transmission right-of-way (Identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
Gas pipeline right-of-way (Identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
Gas pressure control stations
Water pipeline right-of-way (Identifies areas where the surface is devoted exclusively to the right-of-way of the activity.
Irrigation distribution channels
Water pressure control stations and pumping plants
Water utilities or irrigation company office
Sewage pipeline right-of-way (Identifies areas where surface is devoted exclusively to right-of-way activity)
Sewage pumping stations
Sewage company office
Refuse disposal company office
Gas and electric utility company office
Water and electric utility company office
Combination utilities right-of-way (Identifies areas where surface is devoted exclusively to right-of-way activity)
Storm drain or right-of-way (Predominantly covered pipes or boxes)
Miscellaneous transportation, communication, and utilities
Wholesale trade via retail method
Building materials, hardware, farm equipment, and supplies
New & Used Motor Vehicle
Farm and construction vehicles
Marine craft and accessories
Aircraft and accessories
New and used house trailers and campers
Athletic clubs, body building studios, spas, aerobic centers,
Advertising services
Duplicating, mailing, stenographic, and office services
Dwelling and other building services
Warehousing or storage services
Business services
Repair services
Electrical appliance repair
Contract construction services (not open construction storage yards)
Operations centers (not open storage yards)
Educational services
Roller Skating and Skate Boarding

Agriculture
 Veterinarian services
 Animal hospital services
 Other agricultural-related activities
 Frozen fruits, fruit juices, vegetables, etc.
 Metal working machinery and equipment (tool and dye shops, machine shops, etc.)
 Motor vehicle transportation
 Electric utility company office
 Other electric utility, NEC
 Gas company office
 New and used car sales
 Motor vehicles, automobiles (used only)/retail trade
 Gasoline service stations
 Draperies, curtains, and upholstery

- c. Permitted Accessory Uses.** Accessory uses and structures are permitted in the LI zone provided they are incidental to, and do not substantially alter, the character of the principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:
- i. Accessory buildings such as garages, carports, equipment storage buildings, and supply storage buildings which are customarily used in conjunction with and incidental to a principal use or structure permitted in the LI zone.
 - ii. Storage of materials used for construction of buildings, including the contractor's temporary office, provided that such use is on the building site or immediately adjacent thereto, and provided further that such use shall be permitted only during the construction period and thirty (30) days thereafter.
 - iii. Caretaker dwellings are allowed on a case by case basis as approved by the City of Rexburg Planning and Zoning Commission. Detailed plans are required.
- d. Conditional Uses.** The following uses and structures may be permitted in the LI zone only after a Conditional Use Permit has been issued, and subject to the terms and conditions thereof.

Conditional Uses

Poultry and small game dressing and packing
 Dairy products
 Canning - specialty foods
 Canning - fruits, vegetables, preserves, jams, etc.
 Industrial inorganic chemicals (includes air separation facilities)
 Plastic materials, synthetic resins, and non-vulcanizable elastomers
 Drugs
 Miscellaneous plastic products
 Miscellaneous fabricated rubber products
 Nonferrous foundries (small item casting only)
 Fabricated wire products
 Heliport (pad only without maintenance facilities)
 Low power radio communication towers and antennas
 Electricity regulating substations
 Small generation
 Natural or manufactured gas storage; distribution points
 Other gas utilities, NEC
 Water treatment plants (purification)
 Water storage as part of a utility system (covered including water storage standpipes)
 Other water utilities or irrigation, NEC
 Water reclamation plants, sludge drying beds etc.
 Other sewage disposal, NEC
 Refuse disposals
 Combination utilities company storage yards and equipment storage
 Combination utilities, NEC
 Debris basin (a dam and basin for intercepting debris)

Spreading grounds (area for percolating water into underground)
Other utilities, NEC
Miscellaneous wholesale trade
Furniture, home furnishings, and equipment (only in conjunction with an attached warehousing operation)
Restaurants
Industrial laundry services
Miscellaneous business services
Call Centers
Legal services
Accounting, auditing, book-keeping services, Management Investment Offices, Open-End Police protection and related activities, branch (office only)
Nursery Schools
Day Care Centers
Dance halls

3.20.030. Lot Area

The minimum area of any lot or parcel of land in the LI zone shall be ½ acre.

3.20.040. Lot Width

Each lot or parcel of land in the LI zone shall have an average width of not less than fifty (50) feet.

3.20.050. Lot Frontage

Each lot or parcel of land in the LI zone shall abut a public street for a minimum distance of thirty-five (35) feet on a line parallel to the centerline of said street or along the circumference of a cul-de-sac improved to City standards.

3.20.060. Prior Created Lots

Lots or parcels of land which were legally and lawfully created prior to the application of this zone shall not be denied a building permit solely for reason of nonconformance with the parcel requirements of this Chapter.

3.20.070. Area of Zone

No requirements except that an orderly development pattern following good planning principals shall be used.

3.20.080. Yard Requirements

The following minimum yard requirements shall apply in the LI zone:

- a. **Front Yard.** Each lot or parcel in the LI zone shall have a landscaped front yard of not less than ten (10) feet,
- b. **Side Yard.** No requirement, except as provided in Subsections (3), (4), and (5) of this section, and except where adjoining a residential zone, school, or park, in which case a side yard of not less than twenty (20) feet shall be required.
- c. **Side Yard. Accessory Building.** An accessory building may be located on a side property line if, and only if, all of the following conditions are met:
 - i. The accessory building has no openings on the side which is contiguous to the property line, and the wall of said building adjacent to the property line has a two (2) hour fire retardant rating.
- d. **Rear Yard.** No requirement, except as provided in Subsections (3), (4), and (5) of this section, and except where adjoining a residential zone, school, or park, in which case a rear yard of not less than twenty (20) feet shall be required.
- e. **Rear Yard. Accessory Building.** An accessory building may be located on a rear property line if, and only if, the following conditions are met:

- i. The accessory building, if adjacent to a residential use or zone, shall not exceed ten (10) feet in height, nor two hundred (200) square feet. Larger accessory buildings shall meet the standard rear yard setback for principle buildings in the LI zone.

3.20.090. Projections into Yards

a. Permitted Projections. The following structures may be erected on or projected into the required front yard:

- i. Fences and walls in conformance with the Rexburg City Code and other City codes and ordinances, which includes height limitations.
- ii. Landscape elements, including trees, shrubs, turf, and other ornamental landscaping materials.
- iii. Necessary appurtenances for utility service.

b. Permitted Projections with Conditions. The structures listed below may project into a minimum front yard not more than four (4) feet, into a minimum side yard not more than two (2) feet, except that required driveways shall remain unobstructed from the ground up.

- i. Belt courses, sills, buttresses, or other similar architectural features.
- ii. Door stoops, fire escapes, and planter boxes or masonry planters not exceeding twenty-four (24) inches in height.

3.20.100. Building Height

The height of every building or structure hereafter designed, erected, or structurally altered or enlarged, shall conform to the requirements of the most recent edition of the Rexburg Building Code as adopted by Rexburg City, and shall not exceed 55-feet in height, measured at the top of building's horizontal wall.

3.20.110. Distance Between Buildings

No requirement except as may be dictated by the latest edition of the Rexburg Building Code as adopted by Rexburg City.

3.20.120. Permissible Lot Coverage

No requirement, except as may be dictated by off-street parking requirements and landscaping.

3.20.130. Parking, Loading, and Access.

Each lot or parcel of land in the LI zone shall have on the same lot or parcel automobile parking sufficient to meet the requirements as set forth in Chapter 5. When possible, connectivity through parking lots of adjacent properties is required.

All parking spaces shall be paved with asphaltic cement or concrete and shall be provided with paved access from a public street.

Said spaces shall be provided with adequate drainage which shall not run across a public sidewalk.

Loading spaces shall be provided as required by the Planning and Zoning Commission, using as a guide a standard of one (1) such space per ten thousand (10,000) square feet of gross floor area. When the use of a building changes, loading spaces will be required unless applicant provides information to staff identifying acceptable alternate means.

3.20.140. Project Plan Approval

All Project plans for projects in the LI Zone must be prepared and engineered by A/E professionals and be submitted for review and approval from conception on by the Community Development Director or Designee, followed by professional engineered plans (including drainage) and specifications for review by the Development Review Committee . Drainage on to an adjacent lot not owned by applicant is not allowed.

3.20.150. Other Requirements

- a. Highway 20 Corridor.** All development adjacent to the Highway 20 right-of-way must submit a site plan to the Planning and Zoning Commission and be approved by the Commission prior to obtaining a Building Permit.
- b. Signs.** All signs erected in the LI zone shall be in conformance with the sign provisions of this Title, and or/ The Sign Code of The City of Rexburg, ID
- c. Uses Within Buildings.** All uses established in the LI zone shall be conducted entirely within fully-enclosed buildings, except those uses deemed by the Planning and Zoning Commission to be customarily and appropriately allowed in the zone by a conditional use permit with appropriate screening.
- d. Trash Storage.**
 - i. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall not be visible from public or private rights-of-way.
 - ii. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within required set-back.
- e. Walls and Fences.**
 - i. No wall, fence, or opaque hedge or screening material shall be placed or erected within an area which would restrict the sight distance for vehicular traffic in the public right-of-way. The clear-vision area as defined in the Rexburg City Codes shall be maintained for clear visibility as required by the Section.
 - ii. A minimum vinyl fence, at least six (6) feet in height, shall be erected along all property lines which lie adjacent to a residential zone. In the case where there is mutual agreement between the property owners of the commercial zone and the adjacent residential zone, the vinyl fence requirement may be modified to allow other suitable materials. A signed agreement must be submitted to the Planning and Zoning Commission or its designee, indicating this agreement. In the case where there is not mutual agreement, the vinyl fence will be required.

3.20.160. Commercial Lighting Standards

Commercial Lighting Standards are applicable as described in Section 4.14.