

ZONING

LI/MU LIGHT INDUSTRIAL/MIXED USE

The purpose of the LI/MU District is to provide sufficient space, in appropriate locations, for small-scale, low-impact light industrial uses, general commercial development, and mixed-uses to coexist with surrounding residential areas.

DIMENSIONAL TABLE

MIN. LOT SIZE	1 acre
MIN. LOT WIDTH	
at Building Setback Line	100 feet
at Street Line (Mnr Arterial)	200 feet
MAX. BUILDING HEIGHT	
Principal Structure	40 feet
MAX. COVERAGE	
Building	40%
Impervious Surface	65%
MIN. YARD SETBACK*	
Front Yard	40 feet
Front Yard (abuts or across ROW from residential lot line)	75 feet
Side Yard	30 feet
Rear Yard	30 feet
Side/Rear Yard (abuts or across ROW from residential lot line)	120 feet

* Corner lots have two front yards and two side yards. See § 190-804.

PERMITTED USES

PRINCIPAL USES

PERMITTED BY RIGHT

Artisan, craft, exercise or performing arts studio
 Auto repair garage
 Beverage production, limited distillery
 Beverage production, limited winery, meadery or cidery
 Business service establishment
 Commercial indoor recreation use
 Convenience store
 Crop farming
 Essential Services
 Forestry
 Funeral home or mortuary
 Gasoline service station
 Governmental and emergency services facility
 Golf course
 Kennel
 Manufacturing, light
 Medical or dental clinics and

laboratories
 Medical marijuana dispensary
 Medical marijuana grower/processor
 Mixed-use building
 Office, professional
 Plant nursery
 Public park/recreation
 Recycling collection center
 Research, development, engineering or testing laboratory
 Retail establishment
 Self-storage development

CONDITIONAL USES

Geothermal energy system
 Hospital
 Planned development

SPECIAL EXCEPTION

Comparable industrial uses not specifically listed
 Solar energy system, principal/community-scale

Wind energy system, principal/community-scale
 Wireless communications facility, tower-based

ACCESSORY USES

PERMITTED BY RIGHT

Accessory use and structure which are clearly customary and incidental to a permitted principal use
 Brew pub or tap/tasting room
 Bus shelter
 Commercial/industrial outdoor storage or display
 Food truck
 Keeping of pets
 Satellite dish antenna or satellite antenna
 Solar energy system, small
 Temporary structure or use
 Wind energy system, small
 Wireless communications facility, nontower