

§ 141-83. LI Limited Industrial Districts.

In LI Limited Industrial Districts, the following regulations shall apply:

- A. Use regulations. A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes, and no other:
- (1) Any use permitted in C-2 Commercial Districts; provided, however, that no dwelling shall be permitted except that living quarters for caretakers and watchpersons shall be permitted when employed on the premises.
 - (2) Laboratory for scientific and industrial research, light manufacturing and processing of beverages, confections, dairy products, foods, ceramics, clothing, electrical appliances, furniture, hardware, tools, dies, patterns, scientific instruments, jewelry, time pieces, optical goods, musical instruments, toys, tobacco products, drugs and dog kennels.
[Amended 12-30-2002 by Ord. No. 02-32]
 - (3) Warehousing, trucking and distributing; laundering, cleaning and dyeing; sale of fuel oil and monuments; metalsmithing, welding, body repair and plating; cold storage plant and frozen food locker.
 - (4) Signs in accordance with the provisions of § 141-86 herein.
 - (5) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses.
 - (6) A use of the same general character as any of the foregoing permitted uses, when authorized as a conditional use by the Planning Board if simultaneous with site plan review, otherwise by the Board of Adjustment, provided that any use or activity which is noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, noise or radiation, or which constitutes a public hazard by fire, explosion or otherwise, shall not be permitted.
- B. Height regulations. The maximum height of buildings or other structures shall be 65 feet, provided that buildings may exceed such height if, for every one foot in excess of 65 feet in height there shall be added one foot of depth or width to each required yard.
- C. Area, width, yard and coverage regulations.
- (1) Minimum lot area and width. A lot area of not less than one acre and a lot width of not less than 200 feet at the building line shall be provided for every use permitted in this district.
 - (2) Yard regulations.
 - (a) Front yard. There shall be a front yard on each lot the depth of which shall be not less than 40 feet.
 - (b) Side yards.
 - [1] There shall be two side yards on each lot the depth of each of which shall be not less than 15 feet for every interior lot.
 - [2] For each corner lot there shall be two side yards, the side yard not abutting a street being not less than 15 feet in width, and the side yard abutting a street having a width not less than 35 feet.
 - (c) Rear yard. There shall be a rear yard on each lot the depth of which shall be not less than 25 feet.
 - (3) Coverage regulations. The maximum coverage on any lot shall be in accordance with the following:

Lot Area (acres)	Maximum Building Coverage	Maximum Lot Coverage
1 to 2	50%	85%
Over 2 to 5	55%	80%
Over 5	60%	75%

- D. Outdoor storage of materials and products. Outdoor storage of materials and products shall not be permitted in a front yard or a side yard abutting a street, but may be permitted elsewhere on the lot if screened from view from any point off the premises by means of a wall, planting or opaque fence.
- E. Ingress and egress to and from the lot. Off-street parking and loading facilities shall be so arranged that it will not be feasible for vehicles to be backed from such areas directly into a public street, and all entrances and exits shall be provided with vehicular deceleration and acceleration lanes approved as a part of site plan review.
- F. Planning Board approval. For any permitted use, the Planning Board shall approve the site plan prior to the issuance of a construction permit and prior to the issuance of a use and occupancy permit where the new use involves an increase in off-street parking or a change in surface drainage.