

## Chapter 515 "LI" Limited Industrial District

### 515.01 Purpose

The purpose of the Limited Industrial District is to implement the following Rice County Comprehensive Land Use Plan goals and objectives:

- A. **Goal 11:** Create commercial/industrial zones to promote employment and generate tax base in Rice County.

**Objective 1:** Establish proper zoning and subdivision regulations to regulate nonresidential development.

**Objective 3:** Create zoning districts to accommodate a wide variety of nonresidential development.

### 515.02 Permitted, Conditional and Accessory Uses

- A. Permitted, conditional and accessory uses of land are as specified in Table 508-1. All other uses shall be prohibited.
- B. Permitted and conditional uses may be combined on a single parcel, provided that each use meets the dimensional standards in §515.03 and any specific standards in Chapter 507.
- C. Additional requirements, including standards for signs, parking, water supply, waste disposal and sewage treatment, are set forth in Chapters 505 and 506 of this Ordinance, as well as other applicable provisions of this Ordinance and other County ordinances.

### 515.03 Dimensional Standards

- A. **Minimum lot area:** 2.5 acres or as specified by conditional use permit.
- B. **Minimum lot width:** 200 feet
- C. **Minimum front yard setback:** 100 feet
- D. **Minimum side yard setback:** 20 feet, or 50 feet abutting a residential district
- E. **Minimum rear yard setback:**
  - 1. Principal buildings: 70 feet
  - 2. Accessory buildings: 20 feet, or 50 feet abutting a residential district
- F. **Maximum height:** 35 feet. Agricultural structures are exempt from height limitations.

### 515.04 Development Standards

- A. **Building orientation.** All commercial buildings shall have a principal entrance facing the internal abutting street. Additional entrances may be located on the side or rear facades or street frontage.
- B. **Building materials.** Building materials for all projects shall be durable, attractive, and designed for minimal exterior maintenance. All building facades that face a public right-of-way or residential property shall be designed with similar or compatible materials and colors.
  - 1. Building materials may include any of the following:
    - a. Brick
    - b. Natural stone
    - c. Stucco

- d. Precast concrete units, provided that surfaces are molded, serrated or textured to give the wall surface a three-dimensional character
- e. Tinted or fully transparent glass, on up to 40 percent of any façade.
- 2. The following building materials shall be limited or prohibited:
  - a. Prefabricated metal panels, corrugated metal surfaces and similar metal siding materials may only be used as accent materials on up to twenty percent (20%) of any façade. Standing seam and split seam metal roofs are permitted.
  - b. Jumbo brick may be used on up to twenty percent (20%) of any façade, provided that it is used only on the lower third of the building wall.
  - c. EIFS (exterior insulating finish system) may be used on rear and side facades only, at a height of at least ten (10) feet above grade.
  - d. Reflective glass shall be prohibited.
  - e. Wood and synthetic wood siding shall be prohibited
- C. **Access and circulation.** Vehicular access, circulation, and parking shall be shared and integrated wherever feasible.