

BUSINESS/INDUSTRIAL PARK LAND USE CODE

Section 17-5.13 LIGHT INDUSTRIAL (LI)

1. Purpose and Intent: To provide a zoning classification for light industrial and commercial uses. Development in this zone requires high automobile accessibility, municipal water, sanitary sewer service, and municipal stormwater treatment facilities. Light Industrial zones should be clustered to control negative impacts of light industrial activities and to efficiently facilitate maximum interaction between light industrial and commercial enterprises.

2. Compatibility: The Light-Industrial zone is most compatible with and should be established adjacent to the Commercial zone, but in some circumstances may be compatible with the Downtown Mixed-Use, Urban Residential and Transition Residential zones. The zone may not be established in an area where it is completely surrounded by residential zones.

3. Lot, Use and Density Requirements.

Lot width– feet, minimum	50
Buildable lot area – square feet, minimum	10,000
Setback, right of way, City road- feet, minimum	30
Setback, right of way, County or State road, feet, minimum	30
Setback, between buildings – feet, minimum	10
Setback, side next to residential district – feet, minimum	30
Setback, side yard – feet, minimum	10
Setback, rear – feet, minimum	10
Setback, parking and driveways from lot line – feet, minimum	0
Setback, sign – feet, minimum	1
Setback, wetland – feet, minimum	75
Setback, unplatted cemetery or archeological site	50
Impervious surface – percent, maximum	90%
Building height, principal structure – feet, maximum	30
Building height, non-occupied accessory structure – feet, maximum	45
Building above highest groundwater level – feet, minimum	3

4. Performance Standards. The following performance standards apply to all development in this zone:
 - A. Compatibility of Use. Use shall be compatible with the surrounding

neighborhood. Uses shall not present noise, odor, light nuisances or any other nuisances.

- B. Parking. Adequate off-street parking shall be provided. On-street parking is not allowed under any circumstances. Additionally, suitable trees and shrubs shall be planted between parking lots and all adjacent sidewalks, roads, lots and buildings.
- C. Lighting. Lighting shall be minimal. Lighting shall be downward directional and shall be compatible with the surrounding development. Fire Lanes. Fire lanes shall remain unobstructed at all times.
- D. Fences. Fences not exceeding 84 inches in height may be constructed. Under no circumstances shall a fence be constructed closer than 10 feet from the surface of a public road and in all cases not within the public right-of-way. Materials shall consist of usual fencing materials with posts and fence of metal, wood, concrete, brick or smooth wire. Barbed or electrified wire is prohibited, except where specific approval has been given by the Planning Commission.
- E. Landscaping. For new construction or additions/alterations, at least ten percent (10%) of the land area shall be landscaped with a combination of grass or other approved ground cover, shrubs, trees and ornamental landscaping. All landscaped areas shall be maintained and kept free of weeds and debris.

For more information, please contact Pequot Lakes City Hall at 218-568-5222.