

## Light Industrial District (LID)

### A. Purpose

This district is established to provide for planned industrial sites for such uses as manufacturing, research, assembly, or warehousing uses which are to a considerable extent, clean, quiet, and free of any objectionable nuisance or hazard. This district is intended for more than a lot, but may apply for a single industry if such is suited to the neighborhood.

### B. Uses:

1. Warehousing (indoor)
2. Lumber yard
3. Material storage
4. Manufacturing which does not emit smoke, dust or excessive noise beyond the property lines.
5. Assembly plants
6. Research and development
7. Bakery products
8. Mobile home and trailer sales
9. Sales and repair of trucks rated over 1 ½ tons.
10. Farm equipment sales and repair
11. Industrial and domestic construction equipment sales and repair.
12. Boat sales and service

C. All other uses require a special permit.

D. Accessory uses allowed are those which are clearly incidental to the use of the principal buildings within the district.

### E. Development requirements:

1. Minimum district area: 3 acres
2. Minimum lot size: 12,000 square feet
3. Maximum height is subject to fire protection capabilities.
4. Public access

5. Setback requirements: Next to residential district (R, RMH, RHD, MHP, MHS), 150 feet (45.7M): a lesser setback may be allowable if audio: and visual screening satisfactory to the Planning Commission is installed.
  - A. Front yard- 40 feet
  - B. Side yard- 24 feet
  - C. Rear yard- 24 feet
6. Development shall conform to all United States, State of Wyoming, Platte County and Town of Chugwater codes and regulations applicable to light industrial development.
- F. Outside storage shall be permitted if adequate screening is provided.
- G. A Site Plan shall be submitted with a filing for a LID permit for Planning Commission review and consideration.
- H. Landscaping: Any part of a lot not used for structures, off-street parking, loading and maneuvering area, drives and pedestrian walks, shall be landscaped with vegetative or non-vegetative materials, all of which shall be properly maintained at all times.