

Chapter 12
LI LIGHT INDUSTRIAL DISTRICT

14-1201. LI LIGHT INDUSTRIAL DISTRICT

The Light Industrial District is established in order to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. No residential use is permitted in this district.

14-1202. USES PERMITTED

- 1) Animal hospital.
- 2) Automobile repair shop.
- 3) Automobile wrecking yard.
- 4) Bakery.
- 5) Bottling works.
- 6) Building materials yard.
- 7) Business signs.
- 8) Cabinet making shop.
- 9) Carpenter shop.
- 10) Clothing manufacturing plant.
- 11) Contractor's yard.
- 12) Dairy.
- 13) Dry cleaning works.
- 14) Electronics assembly plant.
- 15) Engraving plant.
- 16) Laundry
- 17) Machine shop.
- 18) Optical goods manufacturing plant.
- 19) Packing shed.
- 20) Printing plant.
- 21) Public utility installations.
- 22) Truck terminal.
- 23) Upholstery shop.
- 24) Warehouse.
- 25) Welding shop.
- 26) Welding supply. (2427-05/13/1985)
- 27) Monument sales & service. (2427-05/13/1985)
- 28) Exterminators-pest control agencies. (2495-03/17/1987)
- 29) Truck stop (service stations containing an acre or more in area and catering predominately to trucks). (2562-01/03/1989)
- 30) Used automobile parts store. (2650-10/01/1991)
- 31) Component lumber and truss manufacturing. (2782-02/07/1995)
- 32) Dog grooming operation/kennel operation. (2947-06/02/1998)
- 33) Towing as an accessory use for automobile repair shops. (2983-04/23/1999)

14-1203. USES PERMITTED ON REVIEW

Uses permitted in the Intermediate Business (IB) District shall be permitted on review in the Light Industrial (LI) District including those uses permitted on review in the Intermediate Business (IB) District with the exception of residential uses. New residential uses shall be prohibited in the Light Industrial (LI) District. (3170-03/02/2004)

(2254-04/07/1982 1 a-e)

- 1) Flea Markets: provided that the overall site plan for such development has been reviewed and approved by the Morristown Planning Commission for the following physical conditions and improvements.
 - a) Adequate ingress and egress which will not create an unsafe or congested traffic condition.
 - b) Sufficient off-street parking to insure all parties, sellers, buyers, etc. will be provided parking spaces.
 - c) Adequate restroom facilities to accommodate both male and female persons, with both regular and handicapped fixtures.
 - d) Adequate refuse receptacles and regular refuse maintenance of the area.
 - e) The solution of any site specific problem(s) which may determined by the Commission.
- 2) Automobile wrecker service. (2651-10/01/1991 2-a)
 - a) Shall have the storage area which contains inoperative vehicles to be enclosed by an opaque fence of either natural or manmade materials. The fence shall be at least six (6) feet tall and except for a gate block vision of the vehicles to the outside area.

14-1204. DEPTH OF FRONT YARD

- 1) In the case of a lot where the front line is across a street from a Residential District, any principal building shall be located no nearer than fifty (50) feet to the front lot line.
- 2) Any principal building on any lot shall be located no nearer than thirty-five (35) feet to the front lot line, in cases other than that set forth above in subsection (1).

14-1205. DEPTH OF REAR YARD

Any principal building on any lot shall be located no nearer than twenty (20) feet to the rear lot line.

14-1206. DEPTH OF SIDE YARDS

Provisions governing the depth of side yards in the Local Business District shall be applicable to the depth of side yards in the Light Industrial District.

14-1207. BUILDING AREA

The principal building and accessory buildings on any lot shall not cover more than fifty (50) percent of the total area of said lot.

14-1208. BUILDING HEIGHT

Buildings shall not exceed four (4) stories or forty-five (45) feet in height.