

8.1 LI, LIGHT INDUSTRIAL

8.1.1 Purpose

It is the intent and purpose of the LI Zoning District to provide for low intensity industrial uses which are not significantly objectionable in terms of noise, odor, fumes, smoke, gas, dust, fire hazard, dangerous radiation, or other obnoxious conditions, to surrounding properties. Additionally, these regulations are designed to encourage the formation and continuance of a compatible environment for uses generally classified to be limited industrial in nature; to protect and reserve suitable undeveloped areas in the City of Anderson; and to discourage encroachment of residential, office - commercial, or other incompatible uses.

8.1.2 Permitted Uses

The following uses shall be permitted in any LI Zoning District:

- **Accessory use** in compliance with the provisions of Section 14.10
- **Agricultural farm**
- **Automotive service station** or repair facility
- **Crematorium**
- **Bulk products facility** (storage, sorting, breaking)
- **Day care center**
- **Fairgrounds** and associated facilities
- **Kennel**, cattery, or animal hospital
- **Light manufacturing** or production facility
- **Park**, playground, community recreation or sports facility
- **Parking lot**, deck, garage, motor pool
- **Professional** or business office
- **Public utility substation**, installation, water tower, or telecommunication tower
- **Publicly owned building**, facility or land
- **Restaurant**
- **Retail**
- **Storage facility**
- **Warehouse**
- **Wholesale facility**

8.1.3 Conditional Uses

The following uses shall be permitted in any LI Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<i>Sexually Oriented Business</i>	
• REVIEW & PUBLIC HEARING BY BZA:	N/A
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	75%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	1. Use subject to the conditions set forth in City Council Ordinance 05-22
<i>Single-Family Residential Dwellings</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	For use incidental to a permitted use, such as for a caretaker, watchman, or security officer
<i>Tattoo Parlor</i>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	75%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	1. Must not be placed closer than 1000 feet to any school, place of worship, institution, park or recreation facility 2. Must not adversely affect the character, traffic patterns or nature of the district

8.1.4 Prohibited Uses

The following uses are expressly prohibited within any LI Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

<ul style="list-style-type: none"> • Auto salvage, wrecking, or junk yards
<ul style="list-style-type: none"> • Offensive or obnoxious operation which though properly and safely operated with ordinary care according to industry standards causes noxious or offensive dust, fumes, gas, noise, odor, smoke, or vibration which substantially interferes with other lawful uses
<ul style="list-style-type: none"> • Manufacture of: acetylene gas, acid, ammonia, bleaching powder, chlorine, detergent and cleaning preparations made from animal fats, fireworks, explosives, fish meal, nitrogenous tankage, paints, varnish, shellac, phosphates, turpentine, or vinegar
<ul style="list-style-type: none"> • Oil refinery or petroleum distillation facility (excluding oil recycling facility)
<ul style="list-style-type: none"> • Open landfill or dump
<ul style="list-style-type: none"> • Slaughter house or tanyard

8.1.5 Lot Specifications

Uses permitted in any LI Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in section 4.3 of this Ordinance.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> • Minimum Lot Size <i>Lot area</i> <i>Lot width (at building line)</i> 	<p>N/A N/A</p>
<ul style="list-style-type: none"> • Minimum Yard Sizes <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i> 	<p>20 feet 20 feet 20 % of lot width at the building line, but not less than 15 feet per side, except where the lot abuts a residential district, where the yards shall at least be equal to that the residential district.</p>
<ul style="list-style-type: none"> • Maximum Building Height <i>Vertical height (highest point)</i> <i>Stories</i> 	<p>40 feet 2 1/2 stories</p>
<ul style="list-style-type: none"> • Landscaping and Screening 	<p>see Article 13</p>
<ul style="list-style-type: none"> • Signage 	<p>see Article 12</p>
<ul style="list-style-type: none"> • Off-Street Parking/Loading 	<p>see Article 11</p>

8.2 HI, HEAVY INDUSTRIAL DISTRICT

8.2.1 Purpose

It is the intent and purpose of the HI Zoning District to provide for medium to high intensity industrial uses which are not significantly objectionable in terms of noise, odor, fumes, smoke, gas, dust, fire hazard, dangerous radiation, or other obnoxious conditions, to surrounding properties. Additionally, these regulations are designed to encourage the formation and continuance of a compatible environment for uses generally classified to be heavy industrial in nature; to protect and reserve suitable undeveloped areas in the City of Anderson; and to discourage encroachment of residential, office - commercial, or other incompatible uses.

8.2.2 Permitted Uses

The following uses shall be permitted in any HI Zoning District:

- **Accessory use** in compliance with the provisions of Section 14.10
- **Agricultural farm**
- **Automotive service station** or repair facility
- **Crematorium**
- **Bulk products facility** (storage, sorting, breaking)
- **Day care center**
- **Fairgrounds** and associated facilities
- **Kennel**, cattery, or animal hospital
- **Manufacturing** or production facility
- **Park**, playground, community recreation or sports facility
- **Parking lot**, deck, garage, motor pool
- **Professional** or business office
- **Public utility substation**, installation, water tower, or cellular tower
- **Publicly owned building**, facility or land
- **Restaurant**
- **Storage facility**
- **Warehouse**
- **Wholesale facility**

8.2.3 Conditional Uses

The following uses shall be permitted in any HI Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

Sexually Oriented Business	
• REVIEW & PUBLIC HEARING BY BZA:	N/A
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	75%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	1. Use subject to the conditions set forth in City Council Ordinance 05-22
Auto salvage, wrecking, or junk yard	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Use must be screened completely from the public right-of-way
Freight Terminal (trucks/rail)	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Provided that a paved acceleration and deceleration lanes of at least 10 feet in width and 100 feet in length, respectively, are constructed and maintained at every point where trucks enter or leave terminal site
Single-Family Residential Dwellings	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	For use incidental to a permitted use, such as for a caretaker, watchman, or security officer
Tattoo Parlor	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	75%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	1. Must not be placed closer than 1000 feet to any school, place of worship, institution, park or recreation facility 2. Must not adversely affect the character, traffic patterns or nature of the district

8.2.4 Prohibited Uses

The following uses are expressly prohibited within any HI Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

<ul style="list-style-type: none"> • Offensive or obnoxious operation which though properly and safely operated with ordinary care according to industry standards causes noxious or offensive dust, fumes, gas, noise, odor, smoke, or vibration which substantially interferes with other lawful uses • Manufacture of: acetylene gas, acid, ammonia, bleaching powder, chlorine, detergent and cleaning preparations made from animal fats, fireworks, explosives, fish meal, nitrogenous tankage, paints, varnish, shellac, phosphates, turpentine, or vinegar • Oil refinery or petroleum distillation facility (excluding oil recycling facility) • Open landfill or dump • Slaughter house or tanyard
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8.2.5 Lot Specifications

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REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> • Minimum Lot Size <i>Lot area</i> <i>Lot width (at building line)</i> 	N/A N/A
<ul style="list-style-type: none"> • Minimum Yard Sizes <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i> 	20 feet 20 feet 20 % of lot width at the building line, but not less than 15 feet per side, except where the lot abuts a residential district, where the yards shall at least be equal to that the residential district.
<ul style="list-style-type: none"> • Maximum Building Height <i>Vertical height (highest point)</i> <i>Stories</i> 	40 feet 2 1/2 stories
<ul style="list-style-type: none"> • Landscaping and Screening 	see Article 13
<ul style="list-style-type: none"> • Signage 	see Article 12
<ul style="list-style-type: none"> • Off-Street Parking/Loading 	see Article 11