

### 13.0 LIGHT INDUSTRY – LI

#### 13.1 INTENT, WHERE PERMITTED

LI districts are hereby created to permit industries, offices and limited commercial uses which are compatible with and do not detract from surrounding districts. It is intended that LI districts may be established in areas having all of the following characteristics:

- Areas served by water and sewer facilities or if such facilities are reasonably available;
- Areas served by major highway, rail or air service, or secondary road improved to standards approved by the Town and Virginia Department of Transportation; and
- Areas having clearly demonstrated suitability for intended uses with regard to physical characteristics and relationship to surrounding development.

#### 13.2 PERMITTED USES

##### 13.2.1 BY RIGHT

Except as otherwise limited by section 13.2.2.i, the following uses shall be permitted in any LI district subject to the requirements and limitations of these regulations:

- a. Compounding of drugs, including biological products, medical and chemical as well as pharmaceutical.
- b. Fire and rescue squad stations (reference 5.1.3, *Fire, Ambulance, Rescue Squad Station (Volunteer)*).
- c. Manufacture, processing, fabrication, assembly, distribution of products such as but not limited to:
  1. Artists' supplies and equipment.
  2. Business, office machines and equipment.
  3. Cosmetics, including perfumes, perfumed toiletries and perfumed toilet soap.
  4. Drafting supplies and equipment.
  5. Electrical lighting and wiring equipment.
  6. Electrical and electronic equipment and components including radio, telephone, computer, communication equipment, TV receiving sets, phonographs.
  7. Food products, such as bakery goods, dairy products, candy, beverages, including bottling plants.
  8. Gifts, novelties including pottery, figurines and similar ceramic products.
  9. Glass products made of purchased glass.
  10. Industrial controls.
  11. Jewelry, silverware.

12. Light machinery and machine parts, including electrical household appliances but not including such things as clothes washers, dryers and refrigerators.
  13. Musical instruments.
  14. Paper products such as die-cut paper board and cardboard, sanitary paper products, bags and containers.
  15. Photographic equipment and supplies including processing and developing plant.
  16. Rubber, metal stamps.
  17. Small electrical parts such as coils, condensers, transformers, crystal holders.
  18. Surgical, medical and dental instruments and supplies.
  19. Toys, sporting and athletic equipment, except fire arms, ammunition or fireworks.
  20. Watches, clocks and similar timing devices.
  21. Wood cabinets and furniture, upholstery.
- d. Publishing, printing, lithography and engraving, including but not limited to newspapers, periodicals and books.
  - e. Preparation of printing plates including typesetting, etching and engraving.
  - f. Research and development activities including experimental testing.
  - g. Scientific or technical education facilities.
  - h. Assembly and fabrication of light aircraft from component parts manufactured off-site.
  - i. Contractor's office and equipment storage yard.
  - j. Engineering, engineering design, assembly and fabrication of machinery and components, including such on-site accessory uses as machining, babbiting, welding and sheet metal work employing machinery not exceeding fifteen (15) horsepower per unit and excluding such uses as drop hammering and foundry.
  - k. Electric, gas, oil and communication facilities excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility. Water distribution and sewerage collection lines, pumping stations and appurtenances owned and operated by the Albemarle County Service Authority. Except as otherwise expressly provided, central water supplies and central sewerage systems in conformance with health and sanitation regulations and all other applicable law.
  - l. Public uses and buildings including temporary or mobile facilities such as schools, offices, parks, playgrounds and roads funded, owned or operated by local, state or federal agencies (reference 20.3.4.5, *Review of Public Uses for Compliance with the Comprehensive Plan*); public water and sewer transmission, main or trunk lines, treatment facilities, pumping stations and the like, owned and/or operated by the Rivanna Water and Sewer Authority (reference 5.1.6, *Public Utility Structures, Uses*).

[NOTE: These uses are common to the *Public District – P* (section 14), but also are permitted in other districts.]

- m. Temporary construction uses (reference 5.1.10, *Temporary Construction Headquarters, Yards*).
- n. Business and professional office buildings.
- o. Dwellings.
- p. Temporary nonresidential mobile homes.
- q. Warehouse facilities and wholesale businesses not involving storage of gasoline, kerosene or other volatile materials; dynamite blasting caps and other explosives; pesticides and poisons; and other such materials which could be hazardous to life in the event of accident.

### 13.2.2 BY SPECIAL USE PERMIT

The following uses shall be permitted only by special use permit approved by the Town Council pursuant to section 20.3.4, *Special Use Permits*:

- a. Laboratories, medical or pharmaceutical.
- b. Assembly of modular building units.
- c. Moving businesses, including storage facilities.
- d. Warehouse facilities not permitted under section 13.2.1.
- e. Wholesale business not permitted under section 13.2.1.
- f. Truck terminal.
- g. Electrical power substations, transmission lines and related towers; gas or oil transmission lines, pumping stations and appurtenances; unmanned telephone exchange centers; micro-wave and radio-wave transmission and relay towers, substations and appurtenances (reference 5.1.6, *Public Utility Structures, Uses*).
- h. Temporary events sponsored by local nonprofit organizations (reference 5.1.14, *Temporary Events Sponsored by Local Nonprofit Organizations*).
- i. Uses permitted by right, not served by public water, involving water consumption exceeding four hundred (400) gallons per site acre per day. Uses permitted by right, not served by public sewer, involving anticipated discharge of sewage other than domestic wastes.
- j. Body shops (reference 5.1.16, *Body Shop*).
- k. Towing and storage of motor vehicles (reference 5.1.17, *Towing and Temporary Storage of Motor Vehicles*).
- l. Uses listed under section 13.2.1 with subordinate retail sales exceeding fifteen (15) percent of the floor area of the main use.

m. Supporting commercial uses.

n. Indoor athletic facilities.

### 13.3 MINIMUM AREA REQUIRED FOR ESTABLISHMENT OF DISTRICT

Minimum area required for establishment of an LI district shall be five (5) acres. Unless otherwise provided in section 12.2, *Application*, there shall be no minimum area requirements for additions to an established LI district, provided such area to be added adjoins and forms a logical addition to the existing LI district.

### 13.4 ADDITIONAL REQUIREMENT

In addition to the requirements contained herein, the requirements of section 12, *Industrial Districts, Generally*, shall apply within all LI districts.