

8. **LI – Light Industrial.** All lots and buildings in the Light Industrial shall meet the following dimensional requirements:

LI – Light Industrial

Lot Area	No minimum lot area.
Lot Width	No minimum.
Front Yard	Minimum 0-foot, maximum 40-foot front yard setback.
Building Frontage Requirements	Building façade shall occupy a minimum of 40% of the frontage length between the min. and max. setback.
Side Yard	A zero side setback may be permitted where a fire wall is provided along the side lot line not located adjacent to a residential district. Where a fire wall is not provided, buildings shall be spaced a minimum of 10 feet.
Rear Yard	No rear yard setback is required except where an industrial use adjoins a residential use or residential zoning district.
Setback from Residential	Where the side or rear of a non-residential use adjoins a residential district, a 50-foot setback and a buffer zone meeting the requirements of Section 4.3.6.4.d shall be provided.
Building Height	Minimum 20-foot building height. Maximum 3 stories/35-foot building height. The first story shall be a minimum of 12 feet in height measured from floor to ceiling.
Accessory Buildings	Accessory buildings shall be subject to the requirements of Section 4.3.5.7.
Parking	No more than a single row of parking shall be permitted in the front yard between the building and the street. Side and rear yard parking is permitted.
Residential Density	Minimum 3,000 square feet of lot area for each dwelling unit (live-work units only).
Floor area	Minimum 650 square feet of floor area for each dwelling unit.

