

**ALBEMARLE COUNTY CODE**

**CHAPTER 18**

**ZONING**

**SECTION 27**

**LIGHT INDUSTRY - LI**

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**27.1 INTENT, WHERE PERMITTED**

LI districts are hereby created and may hereafter be established by amendment to the zoning map to permit industries, offices and limited commercial uses which are compatible with and do not detract from surrounding districts. Uses and land previously established in industrial limited (M-1) and research and technical manufacturing (RTM) districts, where in conformity to the comprehensive plan, shall be encouraged to develop as active centers of employment on both individual sites as well as within industrial parks. 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 county; and
- Areas having clearly demonstrated suitability for intended uses with regard to physical characteristics and relationship to surrounding development.

**27.2 PERMITTED USES**

**27.2.1 BY RIGHT**

Except as otherwise limited by section 27.2.2.10, the following uses shall be permitted by right in the LI district: (Amended 2-13-85)

1. Compounding of drugs, including biological products, medical and chemical as well as pharmaceutical.
2. Fire and rescue squad stations (reference 5.1.9).
3. Manufacture, processing, fabrication, assembly, distribution of products such as but not limited to: (Amended 12-2-81; 2- 20-91)

-Artists' supplies and equipment.

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- Business, office machines and equipment.
  - Cosmetics, including perfumes, perfumed toiletries and perfumed toilet soap.
  - Drafting supplies and equipment.
  - Electrical lighting and wiring equipment.
  - Electrical and electronic equipment and components including radio, telephone, computer, communication equipment, TV receiving sets, phonographs.
  - Food products, such as bakery goods, dairy products, candy, beverages, including bottling plants.
  - Gifts, novelties including pottery, figurines and similar ceramic products.
  - Glass products made of purchased glass.
  - Industrial controls.
  - Jewelry, silverware.
  - Light machinery and machine parts, including electrical household appliances but not including such things as clothes washers, dryers and refrigerators.
  - Musical instruments.
  - Paper products such as die-cut paperboard and cardboard, sanitary paper products, bags and containers.
  - Photographic equipment and supplies including processing and developing plant.
  - Rubber, metal stamps.
  - Small electrical parts such as coils, condensers, transformers, crystal holders.
  - Surgical, medical and dental instruments and supplies.
  - Toys, sporting and athletic equipment, except firearms, ammunition or fireworks.
  - Watches, clocks and similar timing devices.
  - Wood cabinets and furniture, upholstery.
4. Publishing, printing, lithography and engraving, including but not limited to newspapers, periodicals and books.
  5. Preparation of printing plates including typesetting, etching and engraving.
  6. Research and development activities including experimental testing.
  7. Scientific or technical education facilities.
  8. Assembly and fabrication of light aircraft from component parts manufactured off-site.
  9. Storage yard. (Amended 11-12-08)

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10. Engineering, engineering design, assembly and fabrication of machinery and components, including such on-site accessory uses as machining, babbiting, welding and sheet metal work and excluding such uses as drop hammering and foundry. (Amended 10-3-01)
11. 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 Chapter 16 of the Code of Albemarle and all other applicable law. (Amended 5-12-93)
12. 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 31.2.5); 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 31.2.5; 5.1.12). (Amended 11-1-89)
13. Temporary construction uses (reference 5.1.18).
14. Business and professional office buildings.
15. Dwellings (reference 5.1.21). (Added 4-17-85)
16. Temporary nonresidential mobile homes (reference 5.8). (Added 3-5-86)
17. 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. (Added 12-2-87)
18. Stormwater management facilities shown on an approved final site plan or subdivision plat. (Added 10-9-02)
19. Tier I and Tier II personal wireless service facilities (reference 5.1.40). (Added 10-13-04)

(§ 27.2.1, 12-10-80, 12-2-81, 2-13-85, 4-17-85, 3-5-86, 12-2-87, 11-1-89, 5-12-93; § 18-27.2.1, Ord. 98-A(1), 8-5-98; Ord. 01-18(6), 10-3-01; Ord. 02-18(6), 10-9-02; Ord. 04-18(2), 10-13-04; Ord. 08-18(6), 11-12-08)

### **27.2.2 BY SPECIAL USE PERMIT**

The following uses shall be permitted by special use permit in the LI district:

1. Laboratories, medical or pharmaceutical.
2. Airport, helistop or heliport (reference 5.1.1).
3. Assembly of modular building units.
4. Moving businesses, including storage facilities.
5. Warehouse facilities not permitted under section 27.2.1.17. (Amended 12-2-87)
6. Wholesale business not permitted under section 27.2.1.17. (Amended 12-2-87)

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7. Truck terminal.
8. Electrical power substations, transmission lines and related towers; gas or oil transmission lines, pumping stations and appurtenances; unmanned telephone exchange centers; microwave and radio-wave transmission and relay towers, substations and appurtenances.
9. Temporary events sponsored by local nonprofit organizations (reference 5.1.27). (Added 7-7-82)
10. 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. (Added 2-13-85)
11. Body shops (reference 5.1.31). (Added 12-7-88)
12. Towing and storage of motor vehicles (reference 5.1.32). (Added 6-6-90)
13. Uses listed under section 27.2.1 with subordinate retail sales exceeding fifteen (15) percent of the floor area of the main use. (Added 2-20-91)
14. Supporting commercial uses (reference 9.0). (Added 6-19-91)
15. Indoor athletic facilities. (Added 9-15-93)
16. Stand alone parking and parking structures (reference 4.12, 5.1.41). (Added 2-5-03)
17. Tier III personal wireless service facilities (reference 5.1.40). (Added 10-13-04)
18. Heavy equipment and heavy vehicle parking and storage yards. (Added 11-12-08)

(§ 20-27.2.2, 12-10-80; 7-7-82; 2-13-85; 12-2-87; 12-7-88; 6-6-90; 2-20-91; 6-19-91; 9-15-93; § 18-27.2.2, Ord. 98-A(1), 8-5-98; Ord. 03-18(1), 2-5-03; Ord. 04-18(2), 10-13-04; Ord. 08-18(6), 11-12-08)

**27.3 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 26.2, 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.

**27.4 ADDITIONAL REQUIREMENT**

In addition to the requirements contained herein, the requirements of section 26.0, industrial districts, generally, shall apply within all LI districts.