



LI - LIGHT INDUSTRIAL DISTRICT

The LI, Light Industrial District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development and related commercial/service activities which, in their normal operations, have little or no adverse effect upon adjoining properties.

Minimum Lot Size: a	20,000 square feet
Minimum Lot Width:	100 feet
Minimum Street Frontage:	75 feet
Minimum Street Setback: c	25/50 feet Local, Subcollector, Collector 30/65 feet Minor Thoroughfare 35/80 feet Major Thoroughfare
Minimum Interior Setback:	0/5 feet Adjacent to Non-Residential d 25 feet Adjacent to Residential
Maximum Building Height:	50/80 feet f
Maximum Building Coverage (% of lot)	60% of lot

- a. Lots of record having less than minimum required area may be developed pursuant to Section 3-14.1 (Nonconforming Lots of Record).
- b. Maximum district size of three (3) acres (excluding any street right-of-way).
- c. Setback from right-of-way or property line/setback from street centerline, whichever is greater.
- d. Zero setback if no setback is provided. If setback is provided it must be a minimum of five (5) feet.
- e. A through lot has two (2) street setbacks but no rear setback.
- f. Increase all setbacks by one (1) foot for every one (1) foot in height between fifty (50) and eighty (80) feet. No additional setback is required for buildings above 80 feet in height.
- g. Smaller lots are permitted for residential uses (refer to Table 4-4-3).
- h. No more than three (3) full or partial stories entirely above grade.
- i. Development perimeter only.

Additional Requirements:

- a. Loading areas shall not be located on the side of a building facing a public street, unless such areas are screened from view by plant materials, earthen berm, or combination thereof, with a minimum height of six (6) feet; or unless the street is classified as a local industrial or industrial cul-de-sac street.
- b. Outside storage or assembly shall be fully screened from ground level view or public streets.



TOWN OF SEDALIA