

Maximum Height Allowance

In the Light Industrial Zoning District (LI), structures cannot exceed 60 feet in height although there are some exceptions.

The rule is there must be an additional foot of setback for each extra foot of structural height above 60 feet. For example, if a building has a refrigeration cooler that extends the height of the building to 65 feet, then the side yard setback must be a minimum of 10 feet (the standard 5 feet allowed in the LI district, plus the 5 feet above the 60 feet maximum to allow for the added height). This standard holds true for all hot lines.

This height allowance includes chimneys, church steeples, refrigeration coolers or ventilating fans, elevator bulkheads, fire towers, ornamental towers or spires, antennas, wireless and transmitter towers. These items may not exceed a height of 100 feet.

Cargo Containers 1106.01

A. Cargo containers are permitted in Industrial Districts subject to the following conditions:

1. They must meet all setback requirements.
2. They may not occupy any required off-street parking spaces.
3. Outdoor cargo containers may not be stacked, except when used for cargo purposes in the industrial districts.
4. They are not allowed for human occupancy.
5. Licensed contractors may use cargo containers in any zoning district for temporary storage of equipment and/or materials at

Cargo Containers 1106.01 (Continued)

a construction site during construction that is authorized by a County building permit.

B. Cargo containers may be used in conjunction with moving and transport purposes incidental to commercial districts.

C. Cargo containers used as permanent accessory buildings must meet principal building development standards including setbacks, lot coverage and height regulations for the zoning district in which it lies.

D. Containers that are designed to be used for storage and appear to be cargo containers, yet do not meet the specifications for commercial shipping, packing or transportation of freight, shall comply with the requirements of this section of the Yuma County Zoning Ordinance.

Accessory Buildings

See Section 1106.00 of the Yuma County Zoning Ordinance for detailed information.

Yuma County Zoning Ordinance

To visit our website please go to:

<http://www.yumacountyaz.gov>

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Guide To The Light Industrial Zoning District LI Section 613.00

The Light Industrial Zoning District (LI) is to permit certain commercial uses and light industries which are not offensive to adjoining properties due to emission of odor, smoke, gas, noise, vibration, or other causes. This district does not allow production of hazardous items such as ammunitions, fireworks, gas or dangerous chemicals.

This brochure presents Light Industrial Zoning District (LI) information for: permitted, special and prohibited uses, minimum lot width and setback requirements, parcel size, maximum lot coverage, building heights allowance, cargo containers and accessory buildings.

NOTE: This brochure was prepared to assist property owners in understanding the details of a Light Industrial Zoning District LI. The language used in this pamphlet is not the official terminology of Yuma County Ordinances. For more specific information on the subjects covered in this publication please call the number above and ask to speak with a Planner or Deputy Zoning Inspector.

Permitted Uses

The following are allowed uses on properties in a Light Industrial Zoning District (LI) subject to compliance with current development standards listed below:

- A. Administrative and professional offices.
- B. Airport facilities.
- C. Apparel, clothing or other products manufactured from textiles.
- D. Animal boarding or auctions, veterinary hospitals or kennels.
- E. Automobile repair.
- F. Automobile accessory stores and tire sale including recapping and re-treading. Overnight truck parking, travel plaza/truck stop, installation of auto glass and automotive service stations that do not include overnight accommodations.
- G. Building materials sales yards, including sale of aggregate, rock, sand gravels, decorative rock and the like as an incidental part of the main business.
- H. Contractor's sales and equipment yards.
- I. Convenience store or mini-marts.
- J. Heavy equipment sales, rental and repair.
- K. Hotels (including motels, lodges or inns) and customary accessory facilities including, but not limited to, cocktail lounge, gift shop, restaurant, barber-shop, beauty salon or news stands.
- L. Ice and cold storage plants.
- M. Manufacturing, including processing assembly and/or parking.
- N. Medical centers, doctor's offices or clinics and/or laboratories for medical, dental, research, experimental and testing.
- O. Moving and storage business.
- P. Printing, newspaper publishing and binding, including engraving and photo engraving.
- Q. Production and/or marketing services related to agricultural production.

Permitted Uses Continued

- R. Rental Equipment yard.
- S. Restaurant facilities provided such use is accessory to an industrial facility.
- T. Retail lumber yards.
- U. Swap meets or other open air sales.
- V. Warehousing and storage facilities.
- W. Wholesaling and distribution operations.
- X. Utility Substation including public and private utility installations for gas, water, waster water, electric, television, radio and cellar telephone transmitter towers and stations.
- Y. Wireless Communication Facilities.

Special Uses

The following are allowed as special uses on properties in the Light Industrial Zoning District (LI):

- A. Any industrial, commercial or industrial uses not allowed under Permitted uses in the Light Industrial Zoning District, and which comply with the purpose of the district.
- B. Caretaker's or proprietor's residences in conjunction with established permitted uses.
- C. Land clearing landfills, and construction and demolition landfills.
- D. Recycling collection centers.
- E. Slaughtering and dressing animals.
- F. Stadiums, fairgrounds, arenas, field houses, race tracks, amusement parks, or other similar amusement facilities.

Prohibited Uses

Outdoor storage of materials is prohibited except that materials may be stored outdoors if concealed from view by screening.

Note: "Salvage is not allowed!"

Minimum Lot Width and Principal Building Setback Requirements

Minimum Lot Width and Building Setbacks::

<u>Width</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Street</u>
60 ft.	20 ft.	5 ft.	10 ft.	10 ft.

Minimum Parcel Size

Minimum Parcel Size:

LI-8,000—8,000 sq. ft. minimum parcel size
LI-20,000—20,000 sq. ft. minimum parcel size
LI-1—1 acre minimum parcel size
LI-2—2 acre minimum parcel size
LI5 —5 acre minimum parcel size

All 8,000 square foot parcels, or property divided into 8,000 square foot lots in the Light Industrial Zoning District (LI) shall require public water and sewer services. See Section 302.06 of the Yuma County Zoning Ordinance.

Minimum District Size: Sixteen Thousand (16,000) square feet.

Maximum Lot Coverage

The maximum lot coverage for all principal and accessory buildings in the Light Industrial Zoning District is fifty percent (50%).

Building Height

Structures in a Light Industrial District (LI) shall not exceed 60 feet in height except as provided in Section 1103.00 of the Yuma County Zoning Ordinance.