

Appendix Q

LIGHT INDUSTRIAL LIMITED STANDARDS (LI-LS) ZONING DISTRICT

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APPENDIX Q: LIGHT INDUSTRIAL LIMITED STANDARDS (LI-LS)

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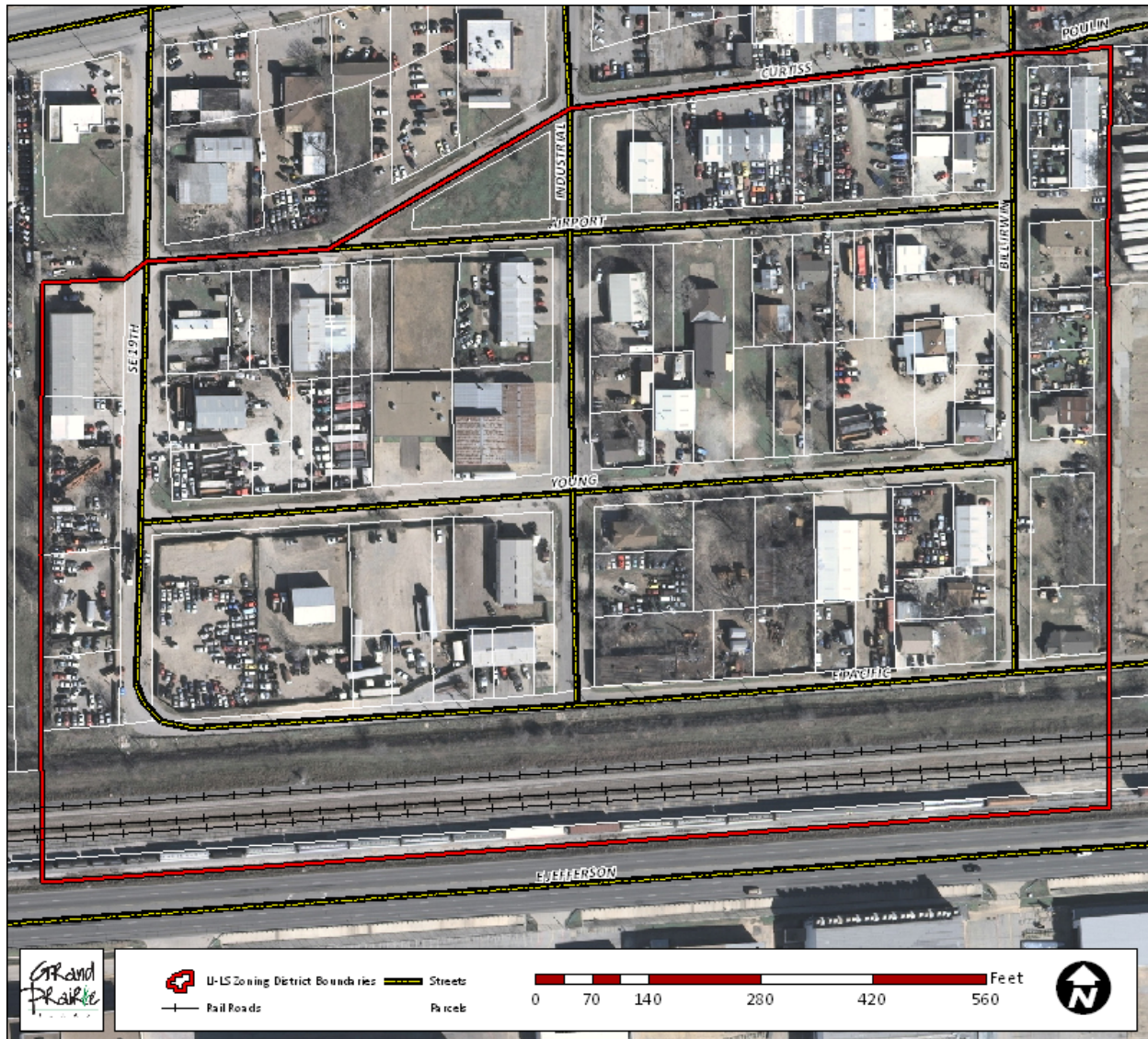


FIGURE 1: Light Industrial – Limited Standards (LI-LS) Zoning District

Q.1. PURPOSE

The (LI-LS) Light Industrial-Limited Standards Suffix District is established to create a limited industrial zone, depicted in Figure 1, which provides for various industrial uses pursuant to the Light Industrial zoning district with certain development standards reduced as specified. This zoning district is restricted to the geographic area depicted in Figure 1 and cannot be extended elsewhere within the corporate city limits.

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Limitations are placed on the uses within this district to significantly restrict the outside activities and storage of materials, noise, vibration, smoke, pollution, fire and explosive hazard, glare and any other potentially blighting influences. The manufacturing uses allowed in this district should be conducted within a totally enclosed building. Any activities conducted outside will be screened

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and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines.

Areas should not be zoned to the Light Industrial-Limited Standards Suffix District unless they have access to arterials capable of carrying commercial and truck traffic. Internal streets in industrial developments should be sized and strengthened to accommodate truck traffic. Uses in this district should recognize the need for increased water pressure and capacity in order to provide adequate fire protection for that particular industry.

Q.2. PERMITTED PRINCIPAL USES

In the (LI-LS) Light Industrial-Limited Standards Suffix District no land shall be used and no building shall be erected for or converted to any use other than:

- A. All uses as provided in [Article 4 “Permissible Uses”](#) of this Unified Development Code for the Light Industrial (LI) Zoning District.
- B. Paved automobile parking areas which are necessary to the uses permitted in this district.
- C. Municipally owned or controlled facilities, utilities and uses, except those that may require a Specific Use Permit.

Q.3. PERMITTED ACCESSORY USES

The following uses shall be permitted as accessory uses:

- A. Accessory buildings incidental to the principal permitted use on the same lot of record, including living quarters for a night watchman or caretaker employed on the premises.
- B. Temporary real estate sales offices located on the property being sold, or on-site construction offices, limited to the period of sale or construction of 90% of the lots.
- C. Outside storage, provided that such storage or outside activities shall not be permitted in the required front yard, and shall be completely encompassed by a visual screening device or wall at least seven (7) feet high, and provided that materials stored shall be stacked no higher than one (1) foot below the top of the fence or wall. All outside storage or activities shall be restricted to that area behind the required front yard setback.
- D. Vehicles, mobile machinery and equipment, and contractor trailers encompassed by a visual screening device shall be permitted to exceed the screen height, provided, however, that no container trailer shall be utilized for, nor constitute, permanent storage.

Q.4. SPECIFIC USE PERMITS

The following uses shall be allowed in the (LI-LS) Light Industrial-Limited Standards Suffix District only after approval of a Specific Use Permit in accordance with [Article 5 “Specific Uses,”](#) of this Code, and including but not limited to:

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- A. Trailer camp or mobile home park
- B. Private club, where the storage, possession and serving of alcoholic beverages occurs.

Q.5. PROHIBITED USES

The following uses shall be prohibited in the Light Industrial Limited Standards (LI-LS) Suffix District:

- A. Any building erected or land used for other than one or more of the preceding specified uses and as identified in [Article 4 "Permissible Uses"](#) of this Code.
- B. Residential dwellings.
- C. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width and depth, or exceeds the maximum building coverage as required.

Q.6. AREA REQUIREMENTS

- ✓ Minimum Lot Area: 15,000 sq. ft.
- ✓ Minimum Lot Frontage on a Public Street 100 ft.
- ✓ Minimum Lot Depth: 150 ft.
- ✓ Minimum Depth of Front Setback: 25 ft.
- ✓ Minimum Depth of Rear Setback:
 - a. Abutting Non-Residential Property: 0 ft.
 - b. Abutting Residentially Owned Property: 22 ft.
 - c. For building Over Common Lot Lines*: 0 ft.
- ✓ Minimum Width of Side Setback:
 - a. Abutting Non-Residential Property: 0 ft.
 - b. Abutting Residentially Owned Property: 10 ft.
 - c. For building Over Common Lot Lines*: 0 ft.
 - d. Minimum distance between separate buildings on the same lot or parcel of land 15 feet plus one-half building height over 36 feet
- ✓ Maximum allowable lot coverage:
 - a. Maximum Building Coverage as a Percentage of Lot Area: 60%
 - b. Maximum amount of Impervious Coverage as a Percentage of Lot Area: 90%
- ✓ Maximum Floor Area Ratio: 2:1

*: Reference [Article 6, "Density and Dimensional Requirements," Section 12 "Building Over Common Lot Lines"](#)

Q.7. BUILDING ON DESIGNATED THOROUGHFARES

Exterior metal walls should be prohibited on all buildings hereafter erected, constructed, altered, repaired or used in this District, which abut or are adjacent to any arterial thoroughfare, as designated on the adopted Thoroughfare Plan of the City of Grand Prairie.

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Exceptions to this requirement may be permitted on a case-by-case basis by the City Council upon submission and approval of a site plan in accordance with the requirements as prescribed in [Article 16 "Site Plan Approval,"](#) of this Code.

- A. Exposed walls of the front exterior facade consisting of a single, un-differential plane with a single texture or color shall be prohibited.
 - 1. Not less than 15% of the area of exposed walls, excluding windows, doors, or garage doors, of the front exterior facade shall be constructed from an alternate material as identified.
 - 2. Walls subject to damage from the outside by vehicles shall be protected by landscaped areas, curbs, stops, or other permanent barriers. The appearance of these protective barriers shall be coordinated with the building to maintain a unified and attractive overall appearance.
- B. The material and finishes of exposed roofs shall compliment those used for the exterior walls. Exposed roofs shall be defined as that portion of a roof visible from ground level of any adjacent public thoroughfare or residentially zoned or used area. Roof mounted equipment on exposed roofs shall be screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
- C. All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned and used area shall be screened from view. Such screens and enclosures shall be treated as an integral element of the building's appearance.
- D. Building facades may be constructed from masonry or glass, as defined below, or other materials as approved by City Council.
 - 1. **MASONRY CONSTRUCTION** shall include all masonry construction, which is composed of solid, cavity, faced, or veneered-wall construction, unless otherwise approved by City Council.
 - a. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.
 - b. Brick material used for masonry construction shall be composed of hard fired (kiln-fired) all weather standard size brick or other all weather facing brick.
 - c. Concrete finish for precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sand blasted, or other concrete finish as approved by City Council.
 - 2. **GLASS WALLS** shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing material supported in a metal framework.

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- E. The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition; free of cracks, dents, punctures, breakage, and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished or repainted. Excessively faded shall be defined as a color change exceeding 5 Delta E (Hunter) units under ASTM D2244. Excessively chalked shall be defined as chalk in excess of ASTM D659 number 7 rating.

Q.8. BUILDING ON NON-DESIGNATED THOROUGHFARES

All buildings hereafter erected, constructed, altered, repaired or used in this District that abut, or are adjacent to any public thoroughfare which is not designated as an arterial thoroughfare on the adopted Thoroughfare Plan of the City of Grand Prairie shall have a front exterior facade constructed to the following minimum standards:

- A. Walls subject to damage from the outside by vehicles shall be protected by curbs, stops, or other permanent barriers. The appearance of these protective barriers shall be coordinated with the building to maintain a unified and attractive overall appearance.
- B. The materials and finishes of exposed roofs shall compliment those used for the exterior walls. Exposed roofs shall be defined as that portion of a roof visible from ground level of any adjacent public thoroughfare or residentially zoned or used area. Roof mounted equipment on exposed roofs shall be screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
- C. All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned and used area shall be screened from view. Such screens and enclosures shall be treated as an integral element of the building's appearance.
- D. Building facades may be constructed from masonry or glass, as defined below, or other materials as approved by City Council.
 - 1. **MASONRY CONSTRUCTION** shall include all masonry construction that is composed of solid, cavity, faced, or veneered-wall construction, unless otherwise approved by City Council.
 - a. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.
 - b. Brick material used for masonry construction shall be composed of hard fired (kiln-fired) all weather standard size brick or other all weather facing brick, or stucco.
 - c. Concrete finish for precast concrete panel (tilt wall) construction may be exposed aggregate, bush-hammered, sandblasted, textured, smooth-finished, or other concrete finishes, all of which may be painted or stained.

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- d. Concrete masonry units (C.M.U. block) which meet the minimum standards of the adopted Uniform Building Code of the City, which may be sealed, stained, painted, textured or finished in any other appropriate manner consistent with industry standards and/or building code requirements.
2. **GLASS WALLS** shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing material supported in a metal framework.
3. **METAL WALLS** shall include ribbed or fluted metal panels and metal curtain walls.
 - a. The use of corrugated panels, panels with a depth of less than one inch (1"), or a thickness less than U.S. Standard 26 gauge shall be prohibited.
 - b. The use of unpainted metal panels, excluding panels made from copper, weathering steel, or stainless steel, shall be prohibited. The color finish of metal panels and exposed fasteners shall have extended durability with high resistance to fade and chalk.
- E. The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition; free of cracks, dents, punctures, breakage, and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished or repainted. Excessively faded shall be defined as a color change exceeding 5 Delta E (Hunter) units under ASTM D2244. Excessively chalked shall be defined as chalk in excess of ASTM D659 number 7 rating.

Q.9. LANDSCAPING

Landscaping shall not be required within areas zoned Light Industrial-Limited Standards Suffix District (LI-LS), and shall remain at the option of the property owner or user's discretion.

Q.10. SCREENING REGULATIONS

Any premises developed for non-residential uses in the (LI-LS) Light Industrial-Limited Standards Suffix District shall be buffered from adjacent residentially zoned land by a solid masonry wall, wooden fence, or other man-made or natural barrier or combination thereof, built to the following minimum criteria:

- A. **Walls & Fences:** A solid, non-transparent fence with a minimum of seven (7) feet from the ground level at or on the boundary lines or areas common to the premises and the area zoned or used for residential purposes, having concrete beams installed under the entirety of the fence to a minimum height of six (6) inches above ground and six (6) inches wide, placed on proper footing, either spread or piers, reinforced with a minimum of two (2) number three bars of steel, all posts shall be steel and all materials shall be decay-resistant.
- B. **Earthen Berms:** Landscaped earthen berms used as a visual screening device shall be constructed to a minimum height of six (6) feet. Side slopes of such berms shall not exceed

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33.3% (three feet of horizontal distance for each one (1) foot of height). All berms shall contain necessary drainage provisions as may be required by the City Engineer.

- C. **Maintenance:** The area in front of the required screening wall or fence shall be maintained in a clean and orderly condition, free of weeds, debris, and trash.
- D. **Lighting:** Any light used to illuminate parking or outside storage areas shall be so arranged as to reflect away from any adjacent residential uses of residential districts.
- E. Refuse storage areas shall be visually screened by a six (6) foot high solid fence or wall on all sides except the side used for garbage pickup service; such side shall not be required to be screened. Refuse storage locations in areas already enclosed by a visual screening device shall not be required to have additional screening.
- F. Areas utilized for outside storage as prescribed in [Article 8 “Landscaping and Screening”](#), [Subsection 8.9.6 “Outside Storage”](#) shall be encompassed by a solid, non-transparent wall or fence at least seven (7) feet in height and provided that materials stored shall be stacked no higher than one (1) foot below the top of the fence or wall.
- G. A chain link fence with slat inserts shall not constitute an acceptable visual screening device when located adjacent to residentially zoned or used property, or street rights-of-way.
- H. Acceptable wooden fence material shall include Redwood, Cedar, pressure treated wood, or other materials as may be approved by City Council.

Q.11. FLOODPLAIN REQUIREMENTS

The Federal Emergency Management System (FEMA) maps shall be reviewed to determine if a tract lies within a designated flood plain. If so, reference [Article 4 “Permissible Uses”](#) for uses allowed and [Article 15 “Flood Plain Management”](#) for specific requirements.

Q.12. PARKING

Reference [Article 10 “Parking and Loading,”](#) of the Unified Development Code.

Q.13. SPECIAL OFF-STREET PARKING REGULATIONS

- A. In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class or use included in the building or development.
- B. Floor area of a structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use.
- C. Whenever a lot or tract of land is used for off-street parking of motor vehicles in connection with an office, church or similar institution, retail, commercial or industrial use and is adjacent to, or across the street from, a residentially zoned or used district, a masonry wall or solid fence of not less than seven (7) feet in height and meeting City standards shall be erected and

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maintained so as to enclose the off-street parking areas and to screen the parking use from adjacent residential districts. Parking adjacent to the street may be screened by a three (3) foot fence or berm if allowed by the Director of Planning or his designee.

- D. All required off-street parking, loading, drives, and outside walls and display areas shall be paved to a minimum standard equivalent of four (4) inch concrete slab with 6" x 6" #10 gauge mesh. Outside storage areas, fully enclosed by a non-transparent screening fence shall not be required to have a concrete surface. All reinforcing concrete shall be suspended in the bottom one-third of the slab. Exceptions to these pavement standards must be approved by the City Engineering Department, and based on equivalency.
- E. Parking spaces may be head-in type parking spaces, with maneuvering allowed within the right-of-way when not adjacent to or along a designated thoroughfare. In no case will required parking spaces located either totally or partially within the right-of-way be credited toward the satisfaction of minimum parking requirements for a particular use. All required parking is to be located on-site to qualify and comply with the off-street parking requirements. The provisions for head-in parking with maneuvering allowed within the right-of-way shall not apply to any property with a singular or combined lot width of 70 feet or more.

Q.14. PARKING REQUIREMENTS FOR NEW OR UNLISTED USES

- A. Where questions arise concerning the minimum off-street parking requirements for any use not specifically listed, the requirements may be interpreted as those of a similar use.
- B. Where a determination of the minimum parking requirements cannot be readily ascertained for new or unlisted uses according to [Subsection Q.13.D](#) and [Q.13.E](#) of this Section, or where uncertainty exists, the minimum off-street parking requirements shall be established by same process as provided in [Article 4 "Permissible Uses"](#), [Section 6 "New and Unlisted Uses"](#) for classifying new and unlisted uses.

Q.15. OFF-STREET LOADING SPACE

As provided for by [Article 10, "Parking and Loading,"](#) of the Unified Development Code.

Q.16. FRONT YARD REGULATIONS

As provided for by [Article 6, "Density and Dimensional Requirements,"](#) of the Unified Development Code.

Q.17. SIDE AND REAR YARD REGULATIONS

As provided for by [Article 6, "Density and Dimensional Requirements"](#) of the Unified Development Code.

Q.18. SIGN STANDARDS

As provided for by [Article 9, "Sign Standards,"](#) of the Unified Development Code.

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Q.19. *PERFORMANCE STANDARDS*

As provided for by [Article 11, “Performance Standards,”](#) of the Unified Development Code.

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