

613. **Limited Industrial District (LI).**

Intent. It is the intent of the Limited Industrial District to provide areas for limited industrial purposes which are not significantly objectionable in terms of noise, odor, fumes, etc., to surrounding properties. The regulations which apply within this District are designed to encourage the formation and continuance of a compatible environment for uses generally classified to be light industrial in nature; protect and reserve undeveloped areas in Georgetown County which are suitable for such industries; and discourage encroachment by those residential, commercial or other uses capable of adversely affecting the basic industrial character of the District.

613.1 **Permitted Uses.** The following uses shall be permitted in any Limited Industrial District:

- 613.101 Research or experimental laboratory;
- 613.102 Transportation terminal facilities, such as deep or shallow water ports or airfields together with incidental operations, but excluding truck terminals;
- 613.103 Public utility installation;
- 613.104 Agricultural farm;
- 613.105 Horticultural nursery;
- 613.106 Radio and/or television station and/or transmission tower, except within restricted areas delineated in the Georgetown County Airport Master Plan;
- 613.107 Office building and/or office for governmental, business, professional or general purpose;
- 613.108 Commercial trade or vocational school;
- 613.109 Off-street commercial parking or storage area for customer, client or employee owned vehicles;
- 613.110 Lumber processing and sales;
- 613.111 Public buildings, facility or land; and,
- 613.112 Accessory uses, including telephone booths.

613.2 Conditional Uses. The following uses shall be allowed on a conditional basis in any Limited Industrial District, subject to the conditions set forth:

- 613.201 Any industrial use, plus operations incidental to such use which involve manufacturing, processing, assembly and storage operations, provided said manufacturing, processing, assembly, or storage in no way involves any junk or salvage materials; and provided that any noise, vibration, smoke, gas, fumes, noxious matter, odor, dust, fire hazard or dangerous radiation associated with the operation are not sufficient to create a nuisance beyond the premises.
- 613.202 Warehouse or other storage facility, and wholesale business outlet provided that there is no open storage of junk or salvage materials of any type in conjunction with the operation.
- 613.203 Automobile service station provided that all pumps are set back at least twenty-five (25) feet from the right-of-way line of any street.
- 613.204 Animal hospital and/or boarding facility provided that all boarding arrangements are maintained within a building and no noise connected with the operation of the facility is discernible beyond the premises.
- 613.205 Retail business provided such business is incidental to a permitted use; is located on the same premises as a permitted use; and involves no open storage of junk or salvage materials of any type in conjunction with the operation.
- 613.206 Truck terminal provided that paved acceleration and deceleration lanes at least ten (10) feet in width and one hundred (100) feet in length are furnished and maintained where trucks enter or leave terminal sites located adjacent to streets; and provided that no safety hazard or impediment to traffic movement is produced and that no open storage is conducted in connection with the operation.
- 613.207 Watchman or caretaker's single-family dwelling provided that such dwelling is located on the same lot as the permitted use; and provided that the head of the household is employed by the industry as a watchman or caretaker.

- 613.208 Dwellings incidental to a permitted agricultural or horticultural use provided that such related dwellings are occupied only by persons employed on the premises.
- 613.209 Garage or shop for the repair and servicing of motor vehicles, equipment or machine parts provided than any open yard storage incidental to such an operation conforms to the provisions of Section 611.201 and provided that no objectionable sound, vibration, heat, glare or electrical disturbance is perceptible beyond the premises.
- 613.210 Crushing, screening, separating and storage of steel mill slag provided, a site plan be submitted to the Zoning Administrator for approval showing the location of each operation; that the site have at least five acres of land with at least 100' of buffer between the property line and the above operations; and that the Zoning Administrator review impacts on the existing street system.
- 613.211 Sexually oriented businesses provided that: The Zoning Administrator review and approve the location of all adult entertainment establishments [sexually oriented businesses] prior to issuance of Certificate of Occupancy by the Zoning Administrator, and no more than one [1] adult use as classified above shall be located on any lot. *(Amended Ord 2004-58)*.
- 613.2111 Location. Sexually oriented business shall not be located closer than:
- 613.21111 1,000 feet from the following residential zoning districts; FA, R-1ac., R ½ ac., MR-10, R-10, MD, GR, GRR, RR, RC, and MHP.
- 613.21112 1,000 feet from any house of worship, day care center, public or private elementary or secondary school, public park, public library, cemetery, municipal corporate limit lines, or any motion picture establishment which shows G or PG rated movies to the general public on a regular basis.

- 613.21113 2,000 feet from any other adult use, provided that this shall not apply to any establishment or cabaret that does not provide adult entertainment more than 12 times per calendar year.
- 613.21114 Measurements of distance separation shall be in a straight line from the closest points of the buildings in which the adult uses are located.
- 613.21115 The interior of the premises shall be configured in such a manner that there is an unobstructed view from a manager's station of every area of the premises to which any patron is permitted access for any purpose excluding restrooms. Restrooms may not contain video reproduction equipment. If the premises has two or more manager's stations designated, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose from at least one of the manager's stations. The view required in this subsection must be by direct line of sight from the manager's station.
- 611.2112 Signage provided that: Signs shall contain no photographs, silhouettes, drawings, or pictorial representations of any manner, and may contain only the name of the regulated establishment and/or one or more of the following phases:
- “Adult Bookstore”; “Adult Movie Theatre” (may contain additional phrase, Movie Titles Posted on Premises); “Adult Cabaret”; “Adult Entertainment”
“Adult Model Studio”

Signs shall comply with all other requirements for this district. *(Amended Ord 2004-58)*

- 613.212 Cemeteries, provided:
 - 613.2121 A site plan showing the cemetery and access to the site shall be reviewed and approved by the Zoning Administrator; and,
 - 613.2122 No grave site be located within twenty-five (25) feet of any street right-of-way line.
- 613.213 Vendors provided that all conditions and requirements contained in Section 611.214 are met.
- 613.214 Open yard use for the sale, rental and/or storage of new or used materials or equipment excluding junk or salvage.
- 613.215 Bulk storage of petroleum and by-products thereof, with the exclusion of asphalt facilities provided that:
 - 613.2151 Such use is limited to sites containing a minimum of two (2) acres of land; and,
 - 613.2152 Any storage vessel for petroleum products is located so that it is at least three hundred (300') feet from any property that is not zoned for industrial uses.
- 613.216 Paint Ball Fields *(Amended Ord.2003-66)*
 - 613.2161 Such use is limited to sites containing a minimum of three (3) acres of land.
- 613.217 Tattoo Facilities as defined in Article III, Definitions, Sections 388 shall be permitted provided that:
 - 613.2171 Tattoo facilities shall be located no closer than one thousand (1,000) feet from the property line of all existing houses of worship, educational facilities, publicly-funded or operated recreational areas, and day-care facilities.

613.2172 Tattoo facilities shall not locate less than one thousand (1,000) feet from another existing tattoo facility.

613.2173 Tattoo parlor operators shall comply with all state and local laws and licensing regulations.

613.2174 A tattoo facility may only provide tattooing and may not engage in any other retail business including, but not limited to, the sale of goods or performing any form of body piercing other than tattooing. *(Amended Ord 2008-29)*

613.3 Other Requirements.

613.301 Uses allowed in this District shall meet the standards set forth in Article X pertaining to off-street parking, loading and other requirements.

613.302 Signs permitted in this District, including the conditions under which they may be located, are set forth in Article IX.

613.303 All uses allowed in this District shall conform to the area, yard and height requirements contained in Article VII.