

## Article XII – Planning & Zoning

### Chapter 1248 – Research & Light Manufacturing

Adopted August 4, 1998 – Ordinance 1998-01

Last amended August 16, 2016 – Ordinance 2016-07

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Chapter 1248.01	Purpose
Chapter 1248.03	Site Development Standards

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#### **1248.01 PURPOSE**

The Research & Light Manufacturing (RLM) District is herein established to provide for a community of research, technical, office, service, training, wholesale activities, warehouses, and industrial production uses that are in no manner detrimental to surrounding districts. This area is further designated to ensure the compatibility between the uses and structures permitted herein and the existing activities and character of the community in which the district is located. The district is specifically intended to prohibit commercial and retail uses which by their nature require constant short-term parking and traffic from the general public.

#### **1248.03 SITE DEVELOPMENT STANDARDS**

1. All lands within this district which are also within the Waterfront–Shoreland District as defined in Chapter 1252 must meet the site development standards and other provisions outlined in Chapter 1252, as well as other applicable areas of the zoning code.
2. The use of land and structures within the Research & Light Industrial (RLI) District shall meet the dimensional requirements and other requirements of the codified ordinances of the Village of Lake Isabella.
3. All new structures with total floor space equal to, or greater than, 5,000 square feet must achieve a Leadership in Energy & Environmental Design (LEED) Certified rating. All existing structures with total floor space equal to, or greater than, 5,000 square feet must achieve a Leadership in Energy & Environmental Design (LEED) Certified rating if such structure is intended to be expanded to a total square footage of 150%, or greater, of the existing square footage.
4. Light industrial operations involving the manufacturing, processing, assembling, or packaging of finished or semi-finished products are required to be fully enclosed in a structure.
5. The Planning Commission may require that all raw materials and finished products be kept inside a fully enclosed structure.
6. No use allowed under this Chapter shall permit noise, odors, sound, vibration, smoke, fumes, glare, heat or dust to exit the property where the use is allowed.
7. On-site accessory sales shall be regulated by the Planning Commission.

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8. Accessory structures and uses to primary uses and structures allowed by this Chapter are permitted as regulated in the zoning code.
9. For parcels where the MDOT adopted landing approach pattern is applicable, development shall not be permitted which allows for steam, smoke, glare, lighting, landscaping, height or residential use in conflict with the adopted safety zone patterns. To the extent possible, development shall be done in manner to create the greatest distance possible from structures to the center-line of the runway.