

## ARTICLE VII.

### LID-1. LIGHT INDUSTRIAL DISTRICT-1\*

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\* **Editors Note:** Section 1 of Ord. No. 1563, enacted Nov. 10, 1987, changed the title of Art. VII from "LID Light Industrial District" to "LID-1 Light Industrial District-1" and further provided that such change be effected, where necessary, throughout the article.

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**280.080. Intent and Purpose.**

**280.082. Permitted Uses.**

**280.082.1. Special Permit Uses.**

**280.082.2. Restricted Uses.**

**280.084. Height Regulations.**

**280.086. Area Regulations.**

#### **280.080. Intent and Purpose.**

The LID-1 District is intended to accommodate light industrial manufacturing and warehousing activities at a scale and intensity of use that is compatible with the development in the City of Olivette. (Ord. 1563, § 1)

#### **280.082. Permitted Uses.**

No building or structure shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained except for any of the following uses, provided that such uses are in conformity with all applicable ordinances and laws regulating the emission of odor, smoke, toxic gases, dirt, dust, fly ash and other particulate matter, the generation of noise and vibration and relating to fire prevention and safety:

- A. Manufacturing or fabrication of any commodity except explosives or flammable gases or liquids as finished products.
- B. Warehousing or wholesaling of manufactured goods, except explosives, flammable gases or liquids as finished products.
- C. Public utility facilities.
- D. Research laboratories and facilities.
- E. Retail activities conducted as an accessory to manufacturing, fabrication or warehousing of commodities. For the purpose of this provision, the term "accessory" shall mean a retail activity limited to not more than thirty (30) percent of the floor area of a building.
- F. Office facilities for carrying out administrative functions in conjunction with any of the above permitted uses or for the sale and/or display of industrial and commercial goods.
- G. General business offices, other than medical offices.

- H. Radio and television broadcasting stations (not towers).
  - I. Mail order sales warehouse.
  - J. Veterinary office, clinic and/or hospital.
  - K. Blueprint, photocopying, commercial photography, art and graphic services businesses.
  - L. Direct mail advertising service businesses.
  - M. Computer and data processing service businesses.
  - N. Professional offices of contractors, professional engineers, architects, and land surveyors.
  - O. Churches and synagogues.
- (Ords. 1562, § 1; 1598, § 4)

**280.082.1. Special Permit Uses.**

The following uses may be permitted in the LID-1 District if deemed appropriate by the city council under the provisions of Article X of this chapter and provided that the height and area regulations set forth in Sections 280.084 and 280.086, and all other applicable ordinances and regulations are complied with.

- A. Indoor automobile detailing service.
- B. Business, professional, and technical schools and universities.
- C. Helipads.
- D. Home and office equipment rental and leasing service businesses, except leasing of vehicles.
- E. Security and protection service businesses.
- F. Services to dwellings and buildings, such as cleaning and maintenance services and exterminators.
- G. Commercial laboratories, including testing and photo finishing laboratories.
- H. Outdoor recreation equipment and lawn and garden equipment sales.
- I. Commercial greenhouses and nurseries.
- J. Enclosed or open recreational uses, including tennis, handball or paddleball, swimming, skating, gymnasium or health club, bowling, and similar recreational uses, but excluding outdoor theatres.

- K. Any commercial establishment which sells goods and/or services primarily to industrial or commercial customers and which conforms to all other requirements and intents of the LID-1 district.
- L. Small commercial bakeries.
- M. Medical offices and clinics, excluding residential or outpatient facilities for the treatment of alcohol or other drug abuse.
- N. Retail sales of goods to the ultimate consumer.
- O. Food lockers.
- P. Furniture repair.
- Q. Fur storage.
- R. Printer.
- S. Repair services incidental to the sale of products permitted to be sold in the LID-1 district as provided above.
- T. Any use which, in the judgment of the commission, is identical or similar to any of the above-listed uses and which conforms to the intent and purpose and the lot size, height and yard regulations of the zoning code.
- U. Outdoor storage of material and equipment associated with and on the same lot as a permitted use in an LID district. Items in outdoor storage shall be stacked at all times in a safe, neat, and orderly condition. The maximum height of such storage shall be as set forth in the special use permit. Visual screening, fencing, or landscaping shall be required around any proposed outdoor storage area if deemed necessary to preserve the safety or character of surrounding properties or uses.

Notwithstanding any provision of this chapter to the contrary, a special permit shall only be required in the LID District for buildings or uses therein that contain an area of not more than ten thousand (10,000) square feet, if the building commissioner believes a special permit is necessary because of the detrimental impact upon the public health, safety and welfare based upon traffic considerations, parking availability, provision for public utilities, noise and visual impact, pedestrian convenience and safety, and the impact on public facilities and the surrounding neighborhood.

(Ords. 1562, § 2; 1563, § 1; 1585, § 3; 1650, § 3; 1683, § 4)

#### **280.082.2. Restricted Uses.**

- A. *Reserved.*

B. Any applicant for an otherwise permitted use which includes the sale, use, generation or creation of hazardous or toxic materials, as hazardous materials are determined from time to time by the Hazardous Waste Management Commission of the State of Missouri or a successor agency shall notify the city manager of the existence of such materials and shall file with the City of Olivette a copy of the registration form and any other documents required by the Hazardous Waste Management Commission of the State of Missouri. In addition, all such uses shall be subject to site plan review and the granting of a special use permit. In determining whether a special use permit will be granted to any such user, the commission shall consider the effect of such use on the surrounding area and on the City of Olivette, the compliance of the user with the hazardous waste management requirements of the State of Missouri, the inclusion in the site plan of methods for adequate containment, treatment, detoxification, recycling, incineration, or other acceptable treatment of any such hazardous or toxic waste. In addition, the commission may require that the user deposit with the city a bond in an amount established by the commission and in form satisfactory to the city to be held as security in the event clean-up or additional treatment is necessary.  
(Ords. 1562, § 3; 1650, § 3)

**280.084. Height Regulations.**

No building shall exceed thirty-five (35) feet in height, except as otherwise provided in Article XIV.

**280.086. Area Regulations.**

A. *Front yard.* The following front yard regulations shall be observed:

Olive Boulevard	As specified in Article XIII
All other streets	50 feet

Required parking spaces for customer parking only may be provided in a front yard.

B. *Side yard.* A side yard of twenty (20) feet shall be provided along that side of a lot abutting property zoned for industrial purposes.

C. *Rear yard.* There shall be a rear yard of not less than twenty-five (25) feet.

D. *Transitional yard.* All structures should be located so as to maintain transitional yards of the same width and with the same screening as required in the COR District by Section 280.066(E).

E. *Minimum frontage.* Every lot shall have a minimum street frontage of one hundred fifty (150) feet. In the case of lots abutting the turnaround of a cul-de-sac, said frontage shall be measured along the perimeter of said turnaround.

F. *Intensity of use.* The minimum lot area for any building permitted herein shall be one (1) acre.