

## ZONING ORDINANCE DISTRICT DESCRIPTIONS\*

### Section 11 [70] LI - Light Industrial District

#### A. Purpose of District

1. It is declared that the public policy of the City of Haslet and the regulations set forth in the “LI” District are intended to encourage orderly development of a high character in attractive landscaped surroundings by the use of development standards so controlled as to make the permitted uses more compatible with other uses in the vicinity or within the district and to preserve property values and protect the health and welfare of the inhabitants of the City of Haslet.
2. It is the intent of the City Council in adopting these regulations to: promote well planned industrial development which is more nearly compatible with non-industrial uses; establish high standards of development; encourage a better environment for the population working in industry; encourage high quality development of property which has limited value for residential or commercial use; establish a buffer district to separate non-compatible industrial uses from commercial and residential uses.
3. No new residential use or new residential construction is permitted in this zoning district. Residential use when existing land is newly zoned LI - Light Industrial shall be grandfathered as long as the building or structure is continuously used for residential purposes. Once a building or structure in this district is used for other than residential purposes, it cannot be used for residential purposes in the future.

(Ordinance 1006-01 adopted 11/12/01)

B. Principal Uses. All uses permitted in this district shall be carried on entirely indoors. A reasonable amount of outside storage for materials or finished product is allowed. No use shall be permitted which will be injurious or offensive to the occupants of an adjacent business or zoning districts by reason of fire, radioactivity, electrical disturbance, noise, vibration, smoke, odor, fly ash, dust, fumes, vapors, gases, other forms of air pollution, glare, liquid or solid waste standards or limitations on such nuisances as are provided in the performance standards section of this ordinance. In the LI - Light Industrial District, no building or land shall be used, and no building shall be hereafter erected, constructed, altered, or enlarged, nor shall a certificate of occupancy be issued, except for one or more of the following uses:

1. Any use permitted in the “LR” Local Retail District. No special exception use shall be permitted except for those uses listed in Subparagraph B. (22) below:
2. Automobile Sales (new).
3. Automobile Repair.
4. Car Wash (self-service or full service).

5. Carpet and rug cleaning.
6. Cleaning, dyeing, pressing works, laundry and washateria.
7. Cold storage plants.
8. Veterinary offices and treatment facilities. Outside kennels and pens for large animals are allowed.
9. Assembly, fabrication or manufacture of parts or materials into a finished or semi-finished product for resale or distribution, provided power employed in the operation of any one (1) machine does not exceed ten (10) horsepower. The assembly of vehicles, trailers longer than twenty (20) feet, airplanes, mobile homes, and similar items are prohibited.
10. Furniture and cabinet repair and construction.
11. Ice plants and storage houses.
12. Landscaping Nursery (Retail only)
13. Lumber yards (Retail only)
14. Manufacture of Artificial flowers; ornaments; awnings; tents; bags; blacking, cleaning or polishing preparations; brooms, brushes; buttons, novelties; canvas products; clothing; food products, syrups, fruit juices, extracts, drugs or medicine, except products permitted in I -Industrial District; furniture, gas or electric fixtures; mattresses; peanut and pecan products; electronics; and signs.
15. Mini-warehouses.
16. Outside storage of raw materials used by the business or any new product or merchandise is permitted provided that junk or used products shall be prohibited. A solid fence or wall of brick, stone or masonry (wood is not an acceptable material) shall be constructed and maintained permanently around such storage, and shall comply with the following:
  - (a) Every portion of such fence or wall shall have a height of one (1) foot above the height of those items stored, provided, however, that a minimum height of six (6) feet and a maximum height of twelve (12) feet shall be required in all instances.
  - (b) A fence or wall shall not be permitted in any portion of the required front yard.

(c) Openings in the fence shall be provided with a gate, which will block the view of those items stored in the area contained within the fence or wall. Such openings shall not be located so as to be viewed from any residential land use or residential zoning district.

17. Pattern shop.
18. Scientific Research Lab.
19. Permanent Permitted Warehouse.
20. Accessory buildings and uses customarily incidental to the above.
21. Any similar uses approved by the planning and zoning commission and the city council, which are not noxious, or offensive because of odors, smoke, dust, noise, fumes, or vibration.
22. The following special exception uses may be established only when authorized by the Board of Adjustment under the provisions of [Article V, Section 5](#):
  - (a) Temporary construction, sales, storage, fabrication and office buildings.
  - (b) Water supply, treatment and storage facilities.
  - (c) Electric power substation.

(Ordinance 0107-05 adopted 3/14/05)

23. Amusement Center, Indoor[.] (Ordinance 0602-08, sec. 5, adopted 6/2/08)
24. Pawnshops. (Ordinance 004-2011, sec. 2, adopted 2/7/11)

C. Height and Area Regulations. In the LI-Light Industrial District the height of buildings and minimum dimension of yards shall be as follows, provided that the yard areas shall be used only for landscaping, except that driveways permitting access to parking and loading facilities, and sidewalks leading to the buildings are permitted in yard areas:

1. Height: No building or structure shall exceed thirty-five (35) feet in height.
2. Front Yard: There shall be a front yard of not less than thirty (30) feet.
3. Rear Yard: There shall be a rear yard which shall be determined as follows:
  - (a) When abutting the I-Industrial District or LI-Light Industrial District, no rear yard shall be required.

(b) When abutting the LR-Local Retail District, there shall be a rear yard of not less than ten (10) feet

(c) When abutting the AG-Agricultural, Community Services, or Residential District, there shall be a rear yard of twenty (20) feet.

(d) When abutting more than one district, the more restrictive requirement shall apply.

4. Side Yard: There shall be a side yard which shall be determined as follows:

(a) When abutting the I-Industrial District or LI-Light Industrial District, no side yard shall be required.

(b) When abutting the LR-Local Retail District, there shall be a side yard of not less than ten (10) feet

(c) When abutting the AG-Agricultural, Community Services, or Residential District, there shall be a side yard of twenty (20) feet.

(d) When abutting more than one district, the more restrictive requirement shall apply.

Note: A yard is an area dedicated to green space or landscaping containing grass, shrubs, trees, or any or all of these.

5. Landscaping: Landscaping is required in the front yards. Landscaping is also required in the rear and side yards if they abut a public thoroughfare or are normally open to patrons of the business. Landscaping shall conform to the following:

(a) The physical elements composing the landscape shall be permanent in form and nature, and perpetually maintained.

(b) The form and nature of the physical elements shall consist primarily of trees, shrubs, ground covers, grass and ornamental annuals, biennials and perennials; (rocks, gravel and similar elements shall be secondary).

(c) The physical elements composing the landscape shall be located and maintained so as not to obstruct the vision of motorists or pedestrians at alley, street or drive intersections.

6. Screening Fence:

(a) Screening Fences, as approved by the Planning and Zoning Commission, shall be provided, adjacent and parallel to the interior rear and side yard lines except when abutting an I-Industrial District.

(b) When a solid fence or wall is required it shall be constructed or [of] brick, stone, or masonry (wood is not an acceptable material) and maintained permanently, and shall comply with the following:

(c) Every portion of such fence or wall shall have a minimum height of six (6) feet and a maximum height of twelve feet.

(d) A fence or wall shall not be permitted in any portion of the front yard.

(e) A building wall may take the place of a screening fence, provided however that no openings shall be permitted in said building wall.

(f) No such screening fence shall be erected so as to obstruct the vision of motorists or pedestrians at alley, street, or drive intersections.

7. Signs: Signs shall be in accordance with the City of Haslet Sign Ordinance.

8. Parking and Loading Space: The off-street parking and loading regulations of [Article VII](#) shall apply to all uses established in the LI-Light Industrial District as follows:

(a) Parking may be located in the front of the building but must be behind the required front yard.

(b) Loading spaces and associated loading docks are only permitted at the side or rear of the facility and must not be in the required side or rear yards. Loading spaces and associated loading docks shall be screened from the public right-of-way. No loading dock shall take direct access to or from a public thoroughfare.

(c) Permanent off-street parking of motor passenger vehicles shall be provided for all uses permitted in this District. The number of spaces shall be determined by the requirements contained in [Article VII](#) except as follows:

(d) For outside storage yards: one (1) space for each two thousand (2,000) square feet contained in the storage yard shall be provided.

(e) For warehousing uses: one (1) space for each one thousand (1,000) square feet of floor area contained in the warehousing area of the building. Additionally, one (1) space for each two hundred (200) square feet of office, sales, and/or display space contained in the warehouse building or on the site shall be provided.

(f) Industrial uses shall provide one (1) space for each five hundred (500) square feet of floor area contained in the industrial operating area of the building. Additionally, one (1) space for each two hundred (200) square feet of

office, sales, and/or display space contained in the warehouse building or on the site shall be provided.

9. Exterior Lighting[.] All exterior lighting in this district shall comply with the city Lighting Ordinance and shall be designed to enhance the security and safety of patrons without being offensive to this or adjacent zoning districts. Exterior lighting must conform to the Federal Aviation Administration (FAA) rules and regulations for that area if applicable.

10. Building Set Back[.] All buildings and accessory uses, when adjacent to a public thoroughfare, street, or highway shall be set back on site as follows:

(a) Site less than one acre to ten (10) acres in size—setback thirty (30) feet

(b) Site ten (10) acres to less than twenty (20) acres in size—setback fifty (50) feet

(c) Site twenty (20) acres or more in size—setback seventy five (75) feet

D. Performance Standards

1. Compliance Required: No land or building in the LI-Light Industrial District shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard, noise or vibration, smoke, dust, odor or other form of air pollution, heat, cold, dampness, electrical or other substance, condition or element (referred to herein as “dangerous or objectionable elements”) in such a manner or in such amount as to adversely affect the surrounding area or adjoining premises; provided that any use permitted by this Section may be undertaken and maintained if it conforms to the regulations of this Section limiting dangerous and objectionable elements at the point of determination of their existence.

2. Enforcement Provisions: Even though compliance with performance standards procedure in obtaining a certificate of occupancy is not required for a particular use, initial and continued compliance with performance standards shall be enforced by the Building Inspector against any use if there are reasonable grounds to believe that performance standards are being violated by such use.

3. Locations Where Determinations Are To Be Made For Enforcement Of Performance Standards: The determination of the existence of any dangerous or objectionable elements shall be made at the location of the use or source at any point or at any time.

4. Performance Standard Regulations: The following provisions, standards and specifications shall apply:

(a) Fire and Explosion Hazards: All activities involving and all storage of inflammable and explosive materials shall be provided at any point with adequate safety devices against the hazard of fire and explosion, and adequate fire-fighting and fire suppression equipment and devices standard in the industry. Burning of waste materials in open fires shall be prohibited at any time. The relevant provisions of State and local laws and regulations shall also apply.

(b) Radioactivity or Electric Disturbance: No activities shall be permitted which emit dangerous radioactivity at any time, or electrical disturbance adversely affecting the operation at any time of any equipment or devices other than that of the creator of such disturbance.

(c) Noise: Noise levels shall comply with the City of Haslet Noise Ordinance.

(d) Vibration: No vibration shall be permitted which is discernible without instruments at the property line.

(e) Smoke: No emissions shall be permitted, at the point of discharge from any chimney or otherwise, of visible gray smoke of a shade equal to or darker than No. 2 on the Powers Micro-Ringlemann Chart, published by McGraw-Hill Publishing Company, Inc. and copyrighted 1954 (being a direct facsimile reduction of the standard Ringlemann Chart as issued by the United States Bureau of Mines). These provisions applicable to visible gray smoke shall also apply to visible smoke of a different color but with an apparently equivalent opacity.

(f) Odor: No emission shall be permitted of odorous gases or other odorous matter in such quantities as to be offensive at the property line. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained should the primary safeguard system fail. There is hereby established as a guide in determining such quantities of offensive odors, Table III "Odor Thresholds," in Chapter 5, "Air Pollution Abatement Manual," copyright 1951 by Manufacturing Chemists' Association, Inc., Washington, D.C.

(g) Fly ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution: No emission shall be permitted which can cause any damage to health, to animals, vegetation, other forms of property, or which can cause any excessive soiling, at any time; and in no event shall any emission, from any chimney or otherwise, of any solid or liquid particles in concentrations exceeding three-tenths (0.3) grains per cubic foot of the conveying gas at any time, be permitted. For measurement of the amount of particles in gases resulting from combustion, standard corrections shall be applied to a stack temperature of five hundred (500) degrees Fahrenheit and fifty (50) percent excess air.

(h) Glare: No direct or sky-reflected glare from high-temperature processes, such as combustion or welding or otherwise, so as to be visible at the property line shall be permitted.

(i) Liquid or Solid Waste: No discharge shall be permitted at any time into any public sewer, private sewage disposal system, or stream, or into the ground, except in accordance with standards approved by the Department of Health of the State of Texas or standards equivalent to those approved by such department for similar uses; nor shall the discharge of any materials of such nature or temperature as can contaminate any water supply or otherwise cause the emission of dangerous or offensive elements be permitted.

E. SITE PLAN[.] Preliminary and Final Plats for any development in this district shall be accompanied by a Site Plan of the area to be developed. The purpose of the Site Plan is to provide the Planning and Zoning Commission and the City Council with a more finite definition of the finished development and its intended uses. A Site Plan approved by the Planning and Zoning Commission and the City Council is a pre-requisite to issuance of building permits and certificates of occupancy.

Site Plans shall contain the following data.

1. 1" = 20', 1" = 40' or 1" = 100'.
2. North arrow
3. Small scale location map
4. Name of Development
5. Name and address of owner
6. Name, address and phone number of firm preparing the plan
7. Metes and bounds labeled on property boundary
8. Right of Way on or adjacent to the site labeled and dimensioned
9. Adjacent street widths shown
10. Adjacent property labeled with owners name, existing zoning, and Land
11. Use map designation
12. Width and type of proposed buffer yard.



13. Designation, location and size of all proposed points of ingress/egress to the site
14. Pedestrian walks, malls and open areas for use by tenants or public
15. Location, type and height of all walls, fences and screening devices
16. Site data summary chart to include the following data
17. Existing zoning of this tract and any proposed zoning changes
18. Gross and net acreage of the project
19. Number of proposed lots and location
20. Percentage of land coverage by structures
21. Anticipated schedule of development
22. Parking and loading spaces required and provided
23. Area of public open space and percentage of the total development
24. Outside storage location and percentage of total development
25. Location, dimensions, height, number of stories, uses and gross floor area of all existing or proposed structures including buildings, fences, storage areas, etc.
26. Square footage broken down by proposed use
27. Entrances and exits to buildings
28. Architectural renderings or elevations of the proposed structures, noting whether or not the facades meet the requirements of the City of Haslet
29. Distances between buildings and distances from buildings to property lines
30. Clear designation of all parking stalls for off-street parking and loading
31. Dimensions of parking stalls, parking capacity and dimensions of parking area in total and as a percentage of the total development
32. Location and dimensions of all driving lanes on the site
33. Type of surface material for parking and loading areas

34. Location and type of all exterior lighting
35. All building lines
36. Location, size, height, type, and orientation, or [of] signs, lighting luminaries [luminaries] and exterior auditory speakers. The applicant shall also provide representative renderings of the signs to be placed including sign type, material composition, facings and colors
37. Location of any on-site liquid, solid, or hazardous waste storage.
38. Location of all trash dumpsters and type of screening
39. Type of surfacing, such as turf, gravel, paving, cement or brick to be used at various locations
40. Easements on or adjacent to the site labeled and dimensioned
41. Location and distance of the nearest fire hydrant to the property and proposed fire hydrants
42. Location, dimensions and labeling of any proposed fire lanes
43. Proposed finished grade of the site shown to contour intervals not exceeding two feet. Spot elevations must be shown at all critical points including but not limited to edges of pavement, curb returns, building corners, drainage paths, etc. Directional flow arrows and location of existing or proposed drainage structures labeled with size, type, and flow line elevations. Show location of existing drainage easements
44. A summary chart showing all variances proposed to the City of Haslet Planning and Zoning Ordinances
45. Location and type of landscaping, trees, shrubs, turf, etc. Percentage of landscaping of the total development
46. Location and description of storage facility for any material defined as hazardous by the Occupational Safety and Health Administration (OSHA) or the Environmental Protection Agency (EPA).

(Ordinance 1006-01 adopted 11/12/01)