



Industrial Zoning District

**Article
V**

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Fort Mill Unified Development Ordinance

Section 5.1 Purpose

LI, Light Industrial District. The LI, Light Industrial District is established for industries such as light manufacturing or processing of previously refined materials and other uses that support the permitted industries or are of an intense nature due to truck traffic, building size, hours of operation and similar characteristics that make them incompatible within traditional business or residential districts. The district also allows certain commercial uses that are complementary to the industrial nature of the district by way of serving the industries and/or the workers employed there. It is intended that the district provide jobs for citizens of the community and surrounding areas, contribute to a sustainable tax base and create value for property owners and the Town of Fort Mill.

Section 5.2 Schedule of Uses

Buildings or land shall not be used and buildings shall not be erected, except for the following specified uses, unless otherwise provided for in this ordinance. Land and/or buildings in the districts indicated at the top of Table 5-2 may be used for the purposes denoted by the following abbreviations:

- A. **Permitted Use (P).** Land and/or buildings with this designation may be used for these purposes by right.
- B. **Conditional Use (C).** Land and/or buildings with this designation may be used for these purposes if conditional approval is granted by the planning commission upon a finding that all applicable requirements in [Article VIII](#) are satisfied.
- C. **Specific Conditions.** Indicates that conditions related to the specific use must be satisfied in addition to the general criteria of [Article VIII, Section ***](#).

Use	LI District	Specific Conditions
Agricultural, Food and Animal-Related Uses		
Breweries, distilleries and bottling plants	P	
Food processing plants	P	
Greenhouses/plant nurseries (not including retail sales)	P	
Kennels	C	See Section ***
Produce and other food product terminals	C	
Commercial Establishments		
Auction houses	P	
Glass sales and service	P	
HVAC sales and service	P	
Machinery and equipment sales and service	P	
Mail order business and fulfillment centers	P	
Sexually oriented businesses	C	See Section ***
Construction		
Building materials and supply (not including outdoor storage)	P	
Concrete and gravel crushing	P	
Contractor offices and shops (not including outdoor storage)	P	
Landscaping services	P	
Educational		
Schools, commercial or trade	P	
Schools, driving	P	
Training centers	P	
Financial and Business Services		
Banks, credit unions and savings & loans, not including check cashing establishments, payday lenders, title loan lenders, deferred presentment lenders, pawnshops and similar lending businesses	P	
Office equipment sales and service	P	

Table 5-2, Schedule of Use, Industrial District		
Use	LI District	Specific Conditions
Printing and photocopying establishments	P	
Food, Drink, Entertainment and Hospitality		
Restaurants (freestanding or within multi-tenant building, but not including drive-in)	P	
Taverns and bars	C	
Lodges, clubs and union halls	P	
Manufacturing		
Manufacturing, compounding, processing, packaging, treating or assembly of previously prepared materials	P	
Building material manufacturing, including milling, planing, and joining	C	
Machine, sheet metal and welding shops	P	
Metal stamping, pressing and buffing	C	
Paint, rust-proofing and rust-coating	C	
Sawmills	C	
Structural and steel fabrication	C	
Tool and die shops	P	
Motor Vehicle Services		
Auto parts and tire stores	P	
Tire retreading	C	
Truck sales (new and used)	C	See Section ***
Vehicle auctions	C	See Section ***
Vehicle rental (including truck and trailer)	C	
Vehicle repair, major	C	See Section ***
Vehicle repair, minor	P	
Vehicle salvage yards	C	See Section ***
Vehicle service stations (including truck stops)	C	See Section ***
Vehicle wash facilities (including truck washes)	C	See Section ***
Offices, Research and Technology		
Administrative offices	P	
Offices and workshops for engineering, architectural, research and design professionals	P	
Radio and television broadcasting studios	P	
Research, development and testing laboratories	P	
Public/Quasi-Public		
Armories for meetings and training government military services	P	
Correctional facilities	C	
Power generating plants	C	
Public facilities and services including offices, maintenance facilities, storage yards and utilities	P	
Solar farms	C	See Section ***
Wind energy conversion systems (single accessory or commercial)	C	See Section ***
Wireless communication facilities and towers	C	See Section ***
Services		
Cleaning services	P	
Dry cleaning plants and commercial laundries	C	
Locksmith shops	P	
Pest control services	P	
Tool and equipment rental	P	
Repair shops (non-automotive)	P	
Transportation and Warehousing		
Airports, heliports and helipads	C	See Section ***

Table 5-2, Schedule of Use, Industrial District		
Use	LI District	Specific Conditions
Bus, transit and passenger rail terminals	C	
Cartage, express and parcel delivery facilities	C	
Freight and intermodal terminals	C	
Mini-warehouse or personal storage units	C	See Section ***
Warehouse and distribution centers	C	
Wholesale businesses	C	
Waste Processing and Disposal		
Processing, storage, transfer, disposal or incineration of solid waste, hazardous waste or medical waste	C	See Section ***
Recycling, collection and/or processing facility (non-hazardous)	P	
Salvage yards	C	See Section ***
Sanitary landfill	C	See Section ***
Sewage treatment facilities	C	See Section ***
Accessory Uses		
Dwelling unit for watchmen and operating personnel and their families	C	
Cafeteria facilities located within a principal use	P	
Corporate offices incidental to the principal use	P	
Child care facilities located within a principal use	C	
Outdoor storage related to a principal use	C	
Vehicle wash facilities for trucks and trailers	P	
Other Uses		
Uses of the same nature or class as uses listed in this district but not listed elsewhere in this ordinance, in accordance with the criteria specified in Section*** .	P/C	See Section ***

Section 5.3 Area, Height and Placement Requirements

All lots and buildings shall meet the minimum area and width requirements listed below in Table 5-3 for the corresponding district requirements. New lots shall not be created, except in conformance with these requirements. In addition, all structures and their placement on a lot shall conform to the minimum dimensional requirements listed for the respective districts.

Table 5-3, Area, Height and Placement Requirements	
Requirement	LI Industrial District
Lot Area and Width	
Minimum lot area	2 acres
Minimum lot width	200 ft.
Setbacks (minimum feet)	
Front	50
Rear	20
Side (interior)	20
Side (street)	50
Height and Coverage (maximum)	
Building coverage (%)	70
Impervious coverage (%)	80
Building height (ft./stories)	3/45

Section 5.4 Site Development Requirements

In addition to the requirements of this article, all development in the industrial district shall meet the applicable requirements as listed elsewhere in this ordinance.

- A. Overlay Zone Requirements, see Article VII
- B. Conditional Use Requirements, see Article VIII
- C. General Provisions, see Article IX
- D. Parking and Loading, see Article X
- E. Landscaping, Buffering and Tree Preservation, see Article XI
- F. Building Design and Material Requirements, see Article XII
- G. Signs, see Article XIII
- H. Development Plan Review, see Article XIV
- I. Stormwater Management and Sedimentation Control, see Article XV
- J. Subdivision Regulations, see Part V

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