

SECTION 13 LI – LIGHT INDUSTRIAL DISTRICT

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1301 Intent (Amended 8/11/09)

To provide areas for office, research, warehousing, small product assembly and manufacturing and distribution located to efficiently utilize public investment in infrastructure and to exercise economies of scale. Adequate facilities, such as roads, water and sanitation, fire protection, emergency service, and public utilities shall be available to serve the development. Growth should occur in a phased and contiguous manner to save on the costly, premature extension of basic infrastructure.

Development within this district shall be designed to provide for such uses in a low-intensity manner on well-landscaped sites such that they can be located in proximity to business, commercial and residential uses in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended. High performance standards are set forth for this district that will assure that development is compatible with adjoining land uses.

The LI zone district is characterized by office, warehousing, assembly, and distribution. Uses allowed within this district shall operate with minimal dust, fumes, odors, refuse, smoke, vapor, noise, lights, and vibrations. Such impacts shall be mitigated in accordance with applicable County, State, and federal regulations. Any other impacts shall be mitigated to the maximum extent possible. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s).

1302 Principal Uses (Amended 6/22/05)

The following uses shall be allowed upon the approval of, and in accordance with, a Site Improvement Plan in accordance with Section 27 of this Resolution. The Director may determine other similar uses as appropriate.

1302.01 Automobile service station with gasoline pumps

1302.02 Bank/financial institution (*including drive-up facility*)

1302.03 Bar/lounge

1302.04 Building materials – wholesale/retail

1302.05 Club/country club

1302.06 Commercial storage area (*Amended 3/26/24*)

1302.07 Community uses:

- Church
- Fire station

- Hospital
 - Library
 - Open space/trails
 - Park/playground
 - Recreation facility – indoor/outdoor
 - School – including college, or university and related facilities
 - Sheriff station
- 1302.08 Cultural facility
- 1302.09 Equipment rental
- 1302.10 Firing range – indoor
- 1302.11 Golf course
- 1302.12 Greenhouse/plant nursery – wholesale/retail
- 1302.13 Hotel, including conference or convention facilities located within the principal building
- 1302.14 Industrial/manufacturing operation which does not emit unusual or excessive amounts of dust, smoke, fumes, gas, noxious odors, or noise beyond the lot boundary
- 1302.15 Kennel (*Amended 5/27/14*)
- 1302.16 Mini warehouse – no storage of dangerous or flammable material and no sales or services from any unit
- 1302.17 Motorized vehicle/equipment – service/repair and incidental sales
- 1302.18 Motorsports Facility (*Amended 4/26/16*)
- 1302.19 Office
- general, medical, dental, professional, or governmental
 - temporary (*refer to Section 22*)
- 1302.20 Parking lot – public/private
- 1302.21 Product distribution/storage – excluding hazardous materials
- 1302.22 Recreational vehicle storage lot
- 1302.23 Research and development facility

- 1302.24 Restaurant/fast food establishment
- 1302.25 Satellite earth station
- 1302.26 Seasonal use (*refer to Section 22A*)
- 1302.27 Telecommunication facility
- 1302.28 Utility service facility
- 1302.29 Veterinary clinic or hospital (*Amended 3/26/24*)
- 1302.30 Warehouse
- 1302.31 Wholesale business – sales/service

1303 Accessory Uses

The following shall be allowed only when a principal use has been established on the lot:

- 1303.01 Accessory uses and buildings (*Amended 5/27/14*)
- 1303.02 Day-care facility for children of employees
- 1303.03 Residence for management or employee
- 1303.04 Satellite dish

1304 Uses Permitted by Special Review (*Amended 6/22/05*)

The following uses are permitted, upon approval by the Board, in accordance with Section 21, Use by Special Review, of this Resolution. (*Amended 3/26/24*)

- 1304.01 Batch plant – concrete, mortar, or asphalt
- 1304.02 Heliport
- 1304.03 Natural Medicine Business: Healing Center, Cultivation Facility, Products Manufacturer, Testing Facility, or any other Natural Medicine Business licensed by the State Licensing Authority, as defined in Colorado Regulated Natural Medicine Rules 1 CCR 213-1 and Colorado Revised Statutes. Natural Medicine businesses are not a permitted use in the PD – Planned Development District. (*Amended 6/24/25*)
- 1304.04 Recycle/trash transfer facility – indoor

1304.05 Residence

- Group home (*Amended 5/10/16*)
- Group home for registered sex offenders
- Group Residential Facility
- Single-family attached or multifamily

1304.06 Satellite earth station that exceeds the zone district height limitation or exceeds the minimum health standards.

1304.07 Telecommunication equipment (*excluding whip type antennas*) that exceed the zone district height limitation or exceed minimum health standards.

1304.08 Utility – major facility

1305 Minimum Lot Area: none

1306 Water and Sanitation Requirement

All uses shall be served by a central water and sanitation facility.

1307 Utilities

All public utility distribution lines shall be placed underground.

1308 Land Dedication

A portion of the gross site area shall be dedicated to Douglas County for public use, or cash-in-lieu of land as required by the Douglas County Subdivision Resolution.

1309 Street Standards

Construction of paved streets in accordance with the Douglas County Roadway Design and Construction Standards, Storm Drainage Design and Technical Criteria manual, and other applicable County regulations.

1310 Parking Standards

Parking shall be provided as shown on the approved USR Plan Exhibit or Site Improvement Plan prepared in accordance with Section 21, Use by Special Review, or Section 27, Site Improvement Plan; and Section 28, Parking Standards, of this Resolution. (*Amended 3/26/24*)

1311 Landscaping Requirement

Each lot shall be landscaped as shown on the approved landscape plan prepared in accordance with Section 21, Use by Special Review, or Section 27, Site Improvement Plan, of this Resolution. Areas to be landscaped include the lot area within the required setback from the street, parking areas, and other areas as required. *(Amended 3/26/24)*

1312 Minimum Setbacks

SETBACK FROM				
Street	LSB/B/C	LI	GI	RES/AG/OS
regional/major arterial: 75'	50'	no setback	25'	75'
minor arterial: 40'				
collector/local: 20'*				

* No parking shall be located within this setback.

OR, for Multifamily allowed as a Use by Special Review:

MULTIFAMILY SETBACK FROM:		
Street	LSB/B/C/LI/BI	RES/AG/OS
Same as above	50'	75'
A 30' landscape buffer is required for parking lots abutting all zone districts.		

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line. *(See illustration in the Definition Section.)*

1313 Encroachments

- 1313.01 A cornice, canopy, eave, fireplace, wing wall, or similar architectural feature may extend 3 feet into a required setback. Fire escapes may extend 6 feet into a required setback.
- 1313.02 A building permit shall not be issued for any structure which is to be located within an easement unless written approval by the easement holder(s) is provided.
- 1313.03 Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substation or gas regulator/meter station shall meet the required setbacks.

1314 Building Height

Maximum building height: 60 feet

- 1314.01 The maximum building height shall not apply to belfries, cupolas, penthouses, or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices without windows, antennas, utility poles, and necessary mechanical appurtenances usually carried above the roof level.

- 1314.02 The maximum height of a roof-mounted church spire shall not exceed 1.62 times the height of the church. The church height shall be measured from the main level finished floor (*walk-out level excluded*) to the highest roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. (*refer to Section 36 building height definition – spire height calculation*)
- 1314.03 The maximum height of a parapet wall shall be established on the approved USR Plan Exhibit or Site Improvement Plan based on overall mass and bulk and its compatibility with the surrounding area. (*Amended 3/26/24*)
- 1314.04 The height of an antenna shall be no greater than the distance to the nearest lot line, except, engineered structures which shall be in compliance with the minimum setbacks. (*refer to Section 27A for cell sites and Section 21 for telecommunication facilities*)
- 1314.05 All roof-mounted equipment (*mechanical, ventilating, antennas*) shall be properly screened, with the exception of solar collectors/heaters.

1315 Fencing Standards (*Amended 3/26/24*)

Fencing shall be allowed, as shown on the approved USR Plan Exhibit or Site Improvement Plan, in accordance with the following standards:

- 1315.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within a setback. A building permit is required for any retaining wall greater than 4 feet in height or a fence greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County.
- 1315.02 Solid fences, walls, or hedges shall not exceed 4 feet in height when located within the required setback from a street except when the fence, wall, or hedge is required in order to provide a screen for storage. Then the fence may exceed 4 feet in height for no more than 50% of the lineal frontage of the lot.
- 1315.03 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.
- 1315.04 Fences, walls, or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall, or hedge which constitutes a public safety hazard by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.

- 1315.05 Fences constructed of woven wire or ornamental iron which are a minimum of 80% open may be constructed with no height limitation; however, a building permit may be required by the Building Code, as amended and adopted by Douglas County.
- 1315.06 Electric fences that are part of a non-lethal alarm notification system may be permitted only upon the approval of, and in accordance with, a USR Plan Exhibit or Site Improvement Plan in compliance with the following standards: *(Amended 3/26/24)*
- 1315.06.1 A non-electric perimeter fence at least six (6) feet tall must surround the exterior of an electric fence. Except for gates, the perimeter fence shall be located not less than six (6) inches from the electric fence.
- 1315.06.2 Warning signs, notifying the public of the existence of the electric fence, shall be posted in a conspicuous manner on the property and at intervals of not less than 30 feet. Warning signs shall have a minimum letter size of two (2) inches and shall include the international symbol for high voltage.
- 1315.06.3 A key box or other approved method with a mechanism that allows emergency services personnel to disconnect the electrical current and gain entry be provided. The type and location of the disconnecting mechanism, key box, and other components shall be approved the fire department.
- 1315.06.4 No electric fence shall be installed or operated with a power source other than a storage battery not exceeding 12 volts direct current. Notwithstanding the foregoing, a backup system to maintain security in case of battery failure shall be permitted provided such system will not result in higher voltage being delivered upon contact with the fence.
- 1315.06.5 Information is required to be included on the USR Plan Exhibit or Site Improvement Plan that provides manufacturer information and demonstrates that the electric fence is part of a non-lethal alarm notification system.
- 1315.07 Barbed wire shall be permitted when located a minimum of 6' 6" in height measured from the ground level outside the fence; however, concertina or razor wire or other hazardous materials used for fencing shall be prohibited.
- 1315.08 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County.

1316 Outdoor Storage Standards *(Amended 3/26/24)*

Outdoor storage shall be permitted, as shown on the approved USR Plan Exhibit or Site Improvement Plan, in accordance with the following standards:

- 1316.01 Outdoor storage including but not limited to raw materials, supplies, finished or semi-finished products, or equipment shall be screened from view from abutting properties and public streets or trails bordering the site by a solid fence, wall, or hedge that is a minimum of six (6) feet in height. Employee or customer parking or merchandise display areas shall not be considered outdoor storage.
- 1316.02 Operable vehicles, trailers, or other equipment designed to be towed or lifted as a single component may be visible above the height of a six-foot tall fence, wall, or hedge without being additionally screened.
- 1316.03 Outdoor storage shall be allowed within the required setback from a street provided that the storage area does not occupy more than 50% of the lineal frontage at the right-of-way.
- 1316.04 Outdoor storage shall not be allowed within any required landscaped area, detention or water quality facilities, or drainage ways.
- 1316.05 Where the topography of the land is such that a solid fence, wall, or hedge would not prevent viewing outdoor storage from abutting properties and public streets or trails bordering the site, additional landscaping above the height of the fence, wall, or hedge to mitigate site-specific visual impacts may be required.
- 1316.06 A solid fence, wall, or hedge shall not be required at a shared property line which merely separates outdoor storage areas.

1317 Sign Standards – Refer to Section 29 of this Resolution

1318 Lighting Standards – Refer to Section 30 of this Resolution

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