

**TEXT AMENDMENT CASE NO. 2018-0299
LIGHT INDUSTRIAL ZONING DISTRICT
CITY OF SAN LUIS CODE- CHAPTER 152: ZONING REGULATIONS
PROPOSED AMENDMENTS BY STAFF**

Subsection 152.121 (B) of the San Luis City Code entitled “Permitted uses- “L-I” Zoning District” is proposed to read as follows:

(B) *Permitted uses - “L-I” Zoning District.*

- (1) Laboratories for research and product development.
- (2) Corporate offices/headquarters.
- (3) Broadcasting stations and studios and publishing facilities.
- (4) Assembling, fabrication, handling and packaging, treating, and renovating goods, merchandise, products and equipment, excluding agricultural products, provided that such uses shall conform to the following requirements:
 - (a) The primary use of the property is not the basic processing and compounding of raw materials;
 - (b) All activities pertaining to the actual manufacture or processing of the product involved shall be conducted entirely within an enclosed building(s);
 - (c) All outdoor storage of material or equipment, as ancillary to the primary use, shall occupy the rear one-half of the lot; and
 - (d) A masonry wall shall screen all outdoor storage of materials or equipment.
- (5) Limited retail commercial provided the product(s) sold at retail are the product(s) which are assembled, fabricated, handled, packaged, treated, or renovated as the primary use and the retail area does not exceed 10% of the total gross floor area.
- (6) Hospitals and outpatient clinics.
- (7) Public or private substance abuse, detoxification and treatment centers, and recovery centers.
- (8) Agri-business and aquaculture business provided such businesses are conducted within a completely enclosed building or under a roofed structure that is screened from all adjacent properties and public view.
- (9) Mini-storage facility except that no outdoor open storage will be allowed. A night watchman quarters, as a security provision, may be an accessory use.
- (10) RV and boat storage facility provided any outdoor storage area is enclosed on all sides by a solid fence or wall at least six feet in height.
- (11) Welding shops, contractors offices and contractors equipment yards provided the yard area is enclosed on all sides by a solid fence or wall at least six feet in height and no supplies, products, materials or equipment are stacked higher than the fence or wall.
- (12) Product distributorships, wholesale and warehouse facilities; excluding transfer facilities for general freight.
- (13) Equipment sales and rental, farm equipment and supplies stores.
- (14) Outdoor display areas for the sale of new manufactured homes provided all units

within public view and for public display shall be ground mounted, anchored and finished in a manner representative of the actual finished product.

(15) Retail sales conducted outdoors as a primary use, such as but not limited to; swap meets, flea markets and auctions.

(16) On-site child care center as an accessory use for the permitted industrial business. The facility shall comply with the State of Arizona Department of Health Services regulations for licensing.

(17) Mobile food vendors provided that such uses may not be located within any portion of the public right-of-way (including sidewalks).

(18) Mobile vendors provided that such uses may not be located within any portion of the public right-of-way (including sidewalks).

(19) Religious institutions.

(20) Towing and impound facilities provided any outdoor storage area is enclosed on all sides by a solid fence or wall at least six feet in height.

(21) Facility of storage yard for the transport of operable vehicles into Mexico provided any outdoor storage area is enclosed on all sides by a solid fence or wall at least six feet in height.

Subsection 152.121(B) of the San Luis City Code entitled “Conditional uses – “L-I” Zoning District” is proposed to read as follows:

(C) *Conditional uses - “L-I” Zoning District.*

(1) Travel plazas or truck stops subject to the following:

~~(a)~~ **The lot or parcel for the travel plaza/truck stop use shall be no more than 500 feet from a state or federal highway interchange or right-of-way;**

~~(b)~~(a) The minimum lot or parcel size shall be **205** acres;

~~(c)~~(b) All off-site public roadway improvements, including but not limited to: 1) right and left turn lanes and; 2) driveway and access points shall be in compliance with the American Association State Transportation and Highway Officials standards (AASTHO);

~~(d)~~(c) On-site improvements, including but not limited to: 1) turning radius; 2) drive aisle dimensions and; 3) parking stall dimensional standards shall be in compliance with the AASTHO standards;

~~(e)~~(d) Any fuel dispenser, perimeter of underground storage tanks or pumps shall be a minimum of one hundred (100') feet from any residential zoning district and at least forty (40') feet from any property line or public right-of-way line;

~~(f)~~(e) All vehicular parking along with the necessary maneuvering areas, drive aisles and driveways shall be contained on the same parcel or lot and shall be paved with asphalt or concrete to a sufficient thickness to withstand repeated vehicular traffic;

~~(g)~~(f) A 15 foot wide landscaped buffer area shall be provided along all

property lines. There shall be no parking permitted within this buffer area;

~~(h)~~(g) Outdoor lighting standards shall be fully shielded, shall not exceed a height of 30 feet, and shall be in compliance with the regulations of §§ 152.275 through 152.282;

~~(h)~~(h) A masonry sound attenuation wall of at least six feet shall be installed along all property lines that abut or are adjacent to a residential zoning district or use;

~~(h)~~(i) Semi-truck washes and/or semi-truck polishing, semi-truck servicing, or semi-truck tires only when ancillary to an approved travel plaza/truck stop. All truck washing and/or polishing shall be under a canopied bay and all truck engine repairs shall be under a roofed structure if such amenities are provided;

~~(h)~~(j) A minimum of one toilet, one sink, and one hot shower provided for men and one toilet, one sink, and one hot shower provided for women, each designed for complete privacy, for each 20 truck parking spaces provided or fraction thereof;

~~(h)~~(k) A common use laundry facility shall be provided at a ratio of one washer and one dryer for each 20 truck parking spaces provided or fraction thereof; and

~~(m)~~(l) Parking stalls shall be in accordance to the parking standards in §§ 152.240 through 152.244.

- (2) Social health related services such as plasma centers, charity dining services, homeless shelters, day labor hiring centers, rescue missions, and other similar social service uses.
- (3) Warehouse and transfer facilities for general freight.
- (4) Public or private detention and correctional facilities and only after it has been found to be in compliance with all applicable federal and state regulations.
- (5) Wireless communication towers and antennas in accordance with the requirements of §§ 152.315 through 152.322.
- (6) Sexually oriented business. Subject to Chapter 113 Sexually Oriented Businesses of the City of San Luis City Code.
- (7) Medical marijuana dispensary, subject to the requirements found in § 152.225 Medical Marijuana Uses.
- (8) Medical marijuana dispensary offsite cultivation location, subject to the requirements found in § 152.225 Medical Marijuana Uses.
- (9) Refining, processing, or packaging of agricultural or edible food products.
- (10) Parking lot/terminal for farm worker buses.**
- (11) Commercial uses compatible with the purpose of this district.**