

Chapter 18.72

LI LIGHT INDUSTRIAL DISTRICT

Sections:

- 18.72.010 Intent.**
- 18.72.020 Use regulations.**
- 18.72.030 Standards.**

18.72.010 Intent.

This district is intended to provide for light manufacturing, fabricating, assembly, disassembly, processing and treatment activities in an urban or suburban environment. This district's *uses* are intended to be conducted in a manner not detrimental to the rest of the community by reason of the emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious materials, odors, fire, or explosive hazards, or glare or heat. (Ord. 88-010 § 2, 1988. 2004 Code § 18.38.010.)

18.72.020 Use regulations.

A. *Permitted Uses.* In the LI, light industrial district, *permitted uses* are:

1. Any *permitted use* in the LC, GC and CBD districts except residential *dwelling units* not otherwise permitted in this district and *school buildings*;
2. Any *use* whose primary purpose is concerned with the light manufacturing, fabricating, assembly, disassembly, processing or treatment of goods and products, *including* but not limited to:
 - a. Appliances,
 - b. Books,
 - c. Clothing and textiles,
 - d. Drugs,
 - e. Electrical components,
 - f. Glass and ceramics,
 - g. Plastic and fiberglass products,
 - h. Plaster and wallboard products,

- i. Sheet metal,
 - j. Stoneware and earthenware,
 - k. Textiles,
 - l. Tools,
 - m. Toys,
 - n. Wood *Assembly* and finishing;
3. Animal boarding and breeding facilities;
 4. *Bed and breakfast homestay*;
 5. *Bed and breakfast residences*;
 6. Beverage manufacture, *including breweries*;
 7. *Building* contractor's office and material storage;
 8. *Building* material sales and storage, retail, as a *principal use*;
 9. Bus and train stations and terminals;
 10. Cleaning, laundry or dyeing plants;
 11. *Communications tower, major*;
 12. *Communications tower, minor*;
 13. Frozen food lockers;
 14. *Junkyards*;
 15. Lumberyards;
 16. Machine shops;
 17. Machinery sales, service and storage:
 - a. Diesel tractor and trailer,
 - b. Oil and water well drilling equipment;
 18. *Marijuana cultivation facility, indoor large*;
 19. *Marijuana cultivation facility, indoor small*;

20. *Marijuana product manufacturing facility, limited;*
21. *Mobile home* or permanent home to be *used* as a *dwelling unit* by the *owner* or by a watchperson, caretaker, manager and *family* when located on the premises where they are employed in such capacity;
22. *Motor and rail freight terminals;*
23. *Outside storage as a principal use;*
24. *Sexually oriented businesses;*
25. *Sign shops;*
26. *Travel trailer parks and campgrounds;*
27. Warehouses;
28. Welding;
29. Wholesale and distribution operations;
30. Zoos and animal parks.

B. *Conditional Uses.* In the LI, light industrial district, conditional *uses* are:

1. *Airports, heliports, aircraft landing fields* and associated *buildings* essential in the operation of these *uses*;
2. *Dormitories* and other *dwelling units, including mobile homes*, placed on the premises to be *used* by individuals employed in the industrial *use* of the premises;
3. *Large scale development;*
4. *Marijuana cultivation facility, indoor unlimited;*
5. *Marijuana product manufacturing facility, unlimited;*
6. *Natural resource extraction* on tracts of land not less than five acres in size, *including* equipment and *buildings* or *structures* for *screening*, crushing, mixing, washing, storage or office purposes;
7. *Power generation plants;*
8. Railroad *yard* or roundhouse;
9. Recycling centers;
10. Sawmills;
11. Shipping and receiving terminals.

12. *Shooting range, outdoor.* (Ord. 2017-14 § 9, 2017; Ord. 2015-67 §§ 9, 10, 2016; Ord. 2015-41 §§ 13, 14, 2015; Ord. 2015-26 § 4, 2015; Ord. 2012-58 §§ 3, 5, 2013; Ord. 2006-82 § 5, 2007; Ord. 2005-29 §§ 4, 5, 2005; Ord. 97-033 § 2, 1997; Ord. 94-081 § 2, 1994; Ord. 93-053 § 3, 1993; Ord. 93-003 § 4, 1993; Ord. 92-038 § 3, 1992; Ord. 89-099 § 11, 1990; Ord. 88-010 § 2, 1988. 2004 Code § 18.38.020.)

18.72.030 Standards.

In the LI, light industrial district, geometric standards are:

- A. *Lot Area.* There shall be no minimum *lot area* except as may be required by the *State* of Alaska Department of Environmental Conservation in areas where community sewer and water are unavailable.
- B. *Required Yards for Buildings.*
 - 1. *Front yard* shall not be less than 20 feet;
 - 2. *Side and rear yards* shall not be required, except as provided herein. Where a *lot's side and/or rear lot line abuts property* in the rural and agricultural (RA-40, RA-20, RA-10, RA-5), rural farmstead (RF-4, RF-2), rural estate (RE-4, RE-2), rural residential (RR), single-family residential (SF-20, SF-10, SF-5) two-family residential (TF), multiple-family residential (MF) and multiple-family residential/professional office (MFO) districts, the required side and/or rear yard shall be 15 feet. This distance may be reduced to 10 feet if a *sight obscuring screen*, not less than six feet in height, is provided.
- C. *Building Height.* Unlimited.
- D. *Exceptions to Yard, Lot Area, and Building Height Requirements.* See Chapter [18.96](#) FNSBC.
- E. *Parking.* See Chapter [18.96](#) FNSBC.
- F. *Signs.* See Chapter [18.96](#) FNSBC.
- G. *Buildings per Lot.* See Chapter [18.96](#) FNSBC. (Ord. 2020-14 § 3, 2020; Ord. 2018-12 § 9, 2018; Ord. 92-006 § 5, 1992; Ord. 88-010 § 2, 1988. 2004 Code § 18.38.030.)

The Fairbanks North Star Borough Code is current through Ordinance 2025-21, passed June 26, 2025.

Disclaimer: The Borough Clerk's Office has the official version of the Fairbanks North Star Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[Borough Website: www.fnsb.gov](http://www.fnsb.gov)

[Hosted by General Code.](#)