

ARTICLE 16
I-1 LIGHT INDUSTRIAL DISTRICT
Updated 11-23-13

Sec. 16.01. DESCRIPTION AND PURPOSE.

This zone permits most compounding, assembling, or treatment of articles or materials with the exception of heavy manufacturing and processing of raw materials. Industries in this zone may not use punch presses, drop hammers, reciprocating hammers, smelting process, or any other similar uses involving machinery or equipment and causing excessive noise, fumes, or vibration.

Sec. 16.02. PERMITTED USES.

The following uses shall be conducted within a completely enclosed building or within an area enclosed on all sides by a solid non-combustible fence or wall at least six (6) feet in height; provided further, that no goods, materials, or objects shall be stacked higher than the fence or wall; and provided further, that all business will be conducted in such a manner that no noise, smoke, just, vibration, or any other like nuisance shall exist to affect adjoining residential properties adversely.

Land or buildings in the I-1 zone may be used by right for the following uses only:

A. Any use permitted in the C-3 zone except those uses permitted in the C-1 or C-2 zones.

B. The manufacture, compounding, processing, packing, or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, toiletries, and food products, except the rendering or refining of fats and oils.

C. The manufacture, compounding, assembly, or treatment of articles from the following previously prepared materials: aluminum, bone cellophane, canvas, cloth, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paint, paper, plastics, precious or semiprecious metals or stones, shell rubber, tin, iron, steel, tobacco, wood and yarn.

D. The manufacture, only by electricity or gas, of pottery and figurines or other ceramic products, using only previously pulverized clay.

E. Petroleum storage located at least five hundred (500) feet from any residentially zoned property.

F. Machine shop, tool and die shop.

G. Wholesale sales.

H. Warehouses and storage.

I. Auto repair shops.

J. Auto wash.

- K. Contractor yards.
- L. Crating and packing service.
- M. Dry cleaning and laundry plant.
- N. Bottling plants and dairies.
- O. Printing shops.
- P. Sign painting and servicing shops.
- Q. Any other similar light industrial use which is determined by the Planning Commission to be the same general character as the above permitted uses.

Sec. 16.03. USES REQUIRING SPECIAL APPROVAL.

The following uses may be authorized by the Planning Commission, subject to compliance with the procedures and standards established in Article 20 of this ordinance:

- A. Kennels.
- B. Auction houses.
- C. Airports, and landing and take-off areas for helicopters.
- D. Radio and TV towers.
- E. Drive-in theaters.
- F. Salvage yards, recycling (including tires), and composting – see Sec. 23.09.
- G. Sewer and water treatment facilities.
- H. Establishments where sports and

recreation activities and physical fitness training activities are conducted entirely indoors. New buildings constructed or existing buildings re-constructed for such uses shall be of a size and design which can accommodate and be re-used for applicable Permitted and Special Land Uses allowed in the Light Industrial District in order to ensure that an adequate supply of land and buildings is available for future industrial users in the I-1 Zone.

Sec. 16.04. HEIGHT REGULATIONS.

No building or structure shall exceed thirty-five (35) feet in height, provided that this limit may be increased one foot for each additional one-foot increase in all of the required building setbacks. In no event shall the height exceed forty-five (45) feet.

Sec. 16.05. AREA REGULATIONS.

All buildings, structures, or additions thereto shall comply with the following requirements:

- A. **FRONT YARD.** Where all the frontage between two intersection streets is located in any I Zone, there shall be a front yard of not less than twenty-five (25) feet, provided that where a setback has been established by fifty percent (50%) of the frontage, said setback shall apply. Where the frontage is located partly in any R or AG Zone and partly in the I Zone, the front yard of the R Zone shall apply to the I Zone.

The first ten (10) feet of the front yard shall be landscaped and maintained, except for approved curb cuts, and no parking shall be permitted in this area.

B. SIDE YARD.

1. Where the side of a lot in the I zone abuts upon the side of a lot in any R or AG zone, there shall be side yard of not less than fifteen (15) feet. No parking shall be permitted in this area.
2. There shall be a side yard of not less than ten (10) feet on the street side of a corner lot.
3. In all other cases, a side yard is not required, provided that where a building is not to be constructed on the lot line, a side yard of at least five (5) feet shall be provided.

C. REAR YARD.

1. Where the rear of a lot in an I Zone abuts a lot in any R Zone or AG Zone, there shall be a rear yard of not less than twenty-five (25) feet, provided that where a public alley separates the rear of an I Zone lot from a R Zone lot, the full width of the alley may be considered as part of the rear yard for making the computation.
2. In all other cases, there shall be a rear yard of not less than five (5) feet.
3. No accessory building shall be allowed in the required rear yard

area of any lot.

- D. Side yards and rear yards adjoining the side or rear yard of any lot in an R or AG District shall be screened by a compact evergreen hedge, solid wall, or tight board fence at least six (6) feet high.

- E. **LOT AREA AND WIDTH.** The minimum lot area shall not be less than twenty two thousand five hundred (22,500) square feet and the width of a lot at the front building line shall not be less than one hundred fifty (150) feet.

Sec. 16.06. ADDITIONAL REGULATIONS.

- A. Parking and loading areas – see Article 21.
- B. Signs – see Article 22.
- C. Site Plan Review Requirements – see Article 24.
- D. Landscaping shall be provided in accordance with Article 21A herein.

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