ARTICLE XXVI

"I – 1" LIGHT INDUSTRIAL DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT: The "I – 1" Light Industrial District is intended for the purpose of allowing certain industrial uses which do not:

1. Require intensive land coverage.

2. Generate large volumes of vehicular traffic.

3. Create obnoxious sounds, glare, dust, or odor.

Height and land coverage are controlled to ensure compatibility with adjoining uses.

SECTION 2. DISTRICT REGULATIONS: In the "I – 1" District, no building or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS:

1. Advertising display manufacture.

2. Agriculture implement fabrication repair.

3. Animal hospitals or clinics.

4. Assembly or repair of electrical and mechanical appliances, instruments, devices, and the like.

5. Auto sales and repair.

6. Bakeries, wholesale.

7. Billboards subject to requirements outlined in ARTICLE XXIX.

8. Book bindery.

9. Bottling works.

10. Building materials and products production, storage, and sales.

11. Business machines and equipment fabrication.

12. Canvas and burlap products manufacture.

13. Carpenter, cabinet, plumbing, or sheet metal shops.

14. Car wash establishments.

15. Carton and container fabrication.

16. Clothing fabrication.

17. Coffin manufacture.

18. Coin operated vending machines, fabrication, repair, and rental.

19. Contractor's office and equipment storage yard, providing the storage yard is completely enclosed with a six (6) foot solid fence or wall.

20. Distillation of mineral waters and the like.

21. Dog kennels.

22. Dry cleaning and/or laundry plants.

23. Farm implements sales and services.

24. Feed and grain sales.

25. Fertilizer sales, wholesale.

26. Food processing.

27. Frozen food lockers.

28. Greenhouses and nurseries, retail and wholesale.

29. Hatcheries.

30. Ice manufacture and storage.

31. Laboratories for research and testing.

32. Leather goods manufacture.

33. Light manufacturing operations, providing that such use is not noxious or offensive by reason of vibration or noise beyond the confines of the building or emission of dust, fumes, gas, odor, or smoke.

34. Lumber yards.

35. Machinery sales and storage lots.

36. Metal manufacture or assembly, using plate or sheet metal not requiring stamping or forming, standard parts and structural shapes.

37. Monument sales.

38. Motor freight terminals and warehouses.

39. Motor vehicle and farm implement sales and storage.

40. Public utility and public service uses as follows:

    a. Public power plant.

    b. Substations.

c. Railroads.

d. Telephone exchanges, microwave towers, radio towers, television towers, telephone transmission buildings and electrical power plants.

e. Public utility storage yards when the entire storage area is enclosed by at least a six (6) foot wall or fence.

41. Recycling center.

42. Sexually oriented businesses, subject to the provisions set forth in Article XXXIV, Section 1, Subsection 27.

43. Sign printing and manufacturing.

44. Upholstering shops.

45. Vehicle body repair, provided all repair operations are conducted in a closed building, and that all outside storage shall be enclosed by a six (6) foot solid fence.

46. Warehouses.

47. Wholesale merchandise sales and storage.

48. The following uses of land may be allowed in this district by conditional use permits when submitted, reviewed, and approved by the Planning Commission and Governing Body and subject to such conditions as the Commission and Governing Body may impose:

a. Other similar light industrial uses which are in keeping with the intent of the "I – 1" District.

b. Temporary Housing Facilities.

SECTION 4. INTENSITY OF USE REGULATIONS:

1. Where the lot will be served by existing public water and sewer, the minimum lot size shall be one (1) acre.

2. Where water and sewer service will be provided on the lot, the minimum lot size shall be two (2) acres.

3. Where water and sewer are not required, the minimum lot size shall be one (1) acre.

SECTION 5. LOT COVERAGE: The principal and accessory buildings shall not cover more than twenty (20) percent of the lot area.

SECTION 6. HEIGHT REGULATIONS:

1. When a building or structure is within one hundred fifty (150) feet of a residential district zone, said building or structure shall not exceed forty-five (45) feet in height.

2. When a building or structure is more than one hundred fifty (150) feet from a residential district zone, said building structure shall not exceed seventy-five (75) feet in height.

SECTION 7. YARD REGULATIONS:

1. *Front Yard:*

a. There shall be a front yard having a depth of not less than twenty-five (25) feet, except as required for arterial streets and collector streets in ARTICLE XXXIV.

b. Where a lot or group of lots have a double frontage, the required front yard shall be provided on both streets.

c. Where a lot is located at the intersection of two or more streets or roads, there shall be a front yard on each street side of a corner lot.

2. *Side Yard:* There shall be a side yard of not less than twenty (20) feet.

3. *Rear Yard:* There shall be a rear yard of not less than twenty-five (25) feet.

4. *Frontage Requirement:* Every lot shall have at least one hundred (100) feet of frontage on a street, except those lots fronting on the end of a cul-de-sac, which shall have at least fifty (50) feet of frontage.

SECTION 8. SIGN REGULATIONS: See ARTICLE XXIX.

SECTION 9. PARKING AND LOADING REGULATIONS: See ARTICLE XXX.

SECTION 10. LANDSCAPING REGULATIONS: See ARTICLE XXXI.

SECTION 11. TRAFFIC REGULATIONS: See ARTICLE XXXII.

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Cg 8 Case #09PC-08
Cg 19 Case #29PC-10
Cg 23 Case #15PC-11
Cg 36 Case #01PC-12
Cg 38 Case #02PC-12