

ARTICLE 11

"I-1" LIGHT INDUSTRIAL DISTRICT

11.1 PURPOSE AND INTENT

The "I-1" Light Industrial District is established to provide areas in the City in which light industrial or manufacturing firms can engage in processing, assembling, manufacturing, warehousing and storage, and for related incidental service facilities. The activities conducted in the "I-1" Light Industrial District will create no obnoxious sounds, glare, dust or odor.

11.2 PERMITTED USES

1. The following uses and structures, and no others, are permitted in the "I-1" Light Industrial District.

Animal hospitals, clinics or pounds.
Automatic car wash.
Express storage and delivery services.
Bottling works.
Building material sales (except for ready-mix concrete and similar uses which emit dust, odor, or smoke).
Compounding of cosmetics, toiletries, drugs, and pharmaceutical products.
Contractors office and equipment storage yards, providing the storage yard is completely enclosed with a six (6) foot fence or wall.
Dog kennels.
Dry cleaning and/or laundry plants.
Express storage and delivery services.
Frozen food lockers.
Greenhouses, retail and wholesale.
Laboratories, research, experimental or testing stations.
Light manufacturing operations - where the entire operation is conducted within a building and providing no raw materials or manufactured products are stored outside the building other than for loading and unloading operations, and further providing that such operating is not noxious or offensive by reason of vibration or noise beyond the confines of the building, or causes emission of dust, fumes, gas, odor, or smoke.
Lumber yards.
Machinery sales or storage lots.
Mobile home sales and service.
Monument and burial vault sales.
Motels and hotels.
Motor vehicle sales, automobile and truck.

Moving company, storage and terminal.

Offices and office buildings.

Printing shops.

Public utility and public service uses as follows:

(i) Substations.

(ii) Railroads.

(iii) Telephone exchanges.

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

Restaurants.

Service stations.

Storage rental units.

Truck and rail terminals.

Upholstery shops.

Warehouses.

Water treatment facilities.

Wholesale merchandise sales and storage.

Other uses and structures similar or accessory, customarily incidental to the above uses.

2. Temporary office or storage structures incidental to construction work, provided that such use shall be permitted only during the construction period and thirty (30) days thereafter.

11.3 CONDITIONAL USES

The following uses and structures may be permitted only after they have been reviewed and approved as required by Article 21.4.

1. Micro-wave towers.
2. Radio towers.
3. Television towers.
4. Telephone transmission buildings.

11.4 LOT SIZE REQUIREMENTS

Minimum lot widths shall not be less than one hundred and twenty-five (125) feet at the building setback line and minimum lot depths shall not be less than one hundred and seventy-five (175) feet.

11.5 LOT COVERAGE

There shall be no requirements except as may be dictated by off-street parking and setback requirements. In the case where the required off-street parking and/or loading and unloading will be provided within the building or structure, then the structure may cover the entire lot except as provided by the more restrictive requirements of this Zoning Ordinance.

11.6 YARD REQUIREMENTS

1. Front Yard:
 - a) Each lot in the "I-1" District shall have a front yard of not less than thirty (30) feet.
 - b) Where platted lots have a double frontage, or are located at the intersection of two streets, the required front yard shall be provided on both streets.
2. Side Yard:
 - a) No side yard shall be required for uses permitted in this District except where such use abuts a Residential District, in which case there shall be required fifteen (15) feet of side yard on the side of the lot which abuts the Residential District. See Article 11.9 for screening requirements.
3. Rear Yard:
 - a) No rear yard shall be required for uses in this District except where the District abuts a Residential District, in which case there shall be a twenty (20) foot rear yard provided there is not alley. In those cases where an alley exists, the rear yard may be ten (10) feet. See Article 11.9 for screening requirements.
4. Yard setback requirements in excess of the above requirements that are part of a recorded subdivision plat shall be observed when a building permit is issued. Yard setback requirements that are less than the above minimums that are part of a recorded plat shall not govern, and a building permit shall be issued only for the minimum standards imposed by this ordinance.

11.7 HEIGHT REGULATIONS

Maximum height for structures shall be forty-five (45) feet.

11.8 PARKING REGULATIONS

All uses, permitted and conditional, shall conform with the parking regulations of Article 15.

11.9 SUPPLEMENTAL DEVELOPMENT STANDARDS

1. Buffer Strip: Whenever the "I-1" District adjoins a Residential District, an additional side yard and rear yard shall be provided for a buffer strip. The buffer strip shall be at least five (5) feet wide and shall contain an approved permanent fence to serve as a screen between the residentially zoned property.