

ARTICLE 11

"I-1" LIGHT INDUSTRIAL DISTRICT

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11.010 PURPOSE AND INTENT

The 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 this district will create no obnoxious sounds, glare, dust, or odor.

11.020 PERMITTED USES

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

1. Animal hospitals or clinics
2. Automatic car wash
3. Express storage and delivery services
4. Bottling works
5. Building material sales (except for ready-mix concrete and similar uses which emit dust, odor, or smoke.)
6. Carpenter, cabinet, plumbing or sheet metal shops
7. Contractor office and equipment storage yards, providing the storage yard is completely enclosed with a six foot fence or wall.
8. Dog kennels
9. Dry cleaning and/or laundry plants
10. Frozen food lockers
11. Greenhouses, retail and wholesale
12. 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 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.
13. Lumber yards
14. Machinery sales or storage lots
15. Monument and burial vault sales

16. Motor vehicle sales, automobile and truck
17. Mobile home sales and service
18. Moving company, storage and terminal
19. Offices and office building
20. Public utility and public service uses as follows:
 - a. Substations
 - b. Railroads
 - c. Telephone exchanges
 - d. Public utility storage yards when the entire storage area is enclosed by a least a six (6) foot wall or fence.
21. Service stations
22. Storage rental units
23. Truck and rail terminals
24. Upholstery shops
25. Warehouses
26. Wholesale merchandise sales and storage
27. All those uses listed as permitted or conditional uses in "C-1" General Business District, and "C-2" Highway Commercial, with the exception of residential uses.

11.030 CONDITIONAL USES

The following uses and structures shall be permitted when authorized by the Planning and Zoning Commission.

1. Micro-wave Towers
2. Radio Towers
3. Ready-mix Concrete and Asphalt Mix Plants
4. Television Towers
5. All other uses of a similar character as may be determined by the Board of Adjustment.

11.040 ACCESSORY USES

Accessory uses incidental to and on the same zoning lot as the principal use.

See Article 13.

11.050 LOT SIZE

There is no minimum lot size requirement.

11.060 LOT COVERAGE

There shall be no requirements except as may be dictated by setback requirements.

11.070 YARD REQUIREMENTS

1. Front Yard:
 - A. Each lot in the "I-1" District shall have a front yard of

not less than twenty-five (25) feet, unless otherwise provided in Article 17.

2.. Side Yard:

- A. No side yard shall be required for uses permitted in this district except where such 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.

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 no alley. In those cases where an alley exists, the rear yard may be ten (10) feet.

11.080 HEIGHT REGULATIONS

1. Maximum height for structures shall be seventy-five (75) feet.
2. 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.

11.090 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 a six (6) foot high fence to serve as a screen between the residentially zoned property.

11.100 EXCEPTIONS AND MODIFICATIONS

See Article 17.