

ARTICLE XII-H

“I-1” LIGHT INDUSTRIAL DISTRICT REGULATIONS

Section 1 **GENERAL PURPOSE AND DESCRIPTION:**

The I-1, Light Industrial District is intended primarily for the conduct of light manufacturing, assembling and fabrication, and for warehousing, wholesaling and service operations that do not depend upon frequent customer or client visits. This district is not intended to be located in or near areas of residential development. Such uses do require accessibility to major thoroughfares, major highways, or other means of transportation. The uses permitted in the I-1 District are such that manufacturing or industrial operations shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the property on which such use is located and which produces no noise exceeding the average intensity of noise of street traffic, as stated in performance standards, at that point and provided that such use does not create fire hazards on surrounding property. Landscape and screening requirements shall be utilized.

Section 2 **PERMITTED USES:**

1. In the “I-1” Light Industrial District no land shall be used and no building shall be used, erected, or converted to any use other than:

- Ambulance Service
- Auto Body, Collision Repair, & Painting
- Auto Dealers, New Cars Only With Incidental Used Car Sales
- Auto Dealers, Used Cars Only
- Auto Detail Shops
- Auto Glass Repair/Replacement
- Auto Laundry – Self Service Vehicle Wash
- Auto Painting (No Body Work)
- Auto Repair Garage
- Auto Seat Covers, Auto Upholstery
- Bakery (Commercial/Wholesale)
- Boats, Campers, & Recreation Vehicles - New Sales Only
- Boats, Campers, & Recreation Vehicles Sales - New or Used
- Bottling Works
- Brick/Masonry Block Supply
- Brick Paver Contractor
- Building Materials, Hardware, Home Improvement Center
- Bus Storage
- Cabinet Shop & Store Fixture Manufacturing
- Car Title Loan
- Carting, Hauling & Storage (Moving Service)
- Check Cashing
- Clothing Manufacturer
- Commercial Cleaning & Laundry Plant
- Construction Equipment Sales, New or Used, and/or Rentals
- Contractor & Storage Yard
- Convenience Store (No Facilities for Gas)
- Convenience Store (With Facilities for Gas and May Include Automated Auto Laundry)

Cosmetology School or Beauty School
Document Storage
Donut Shop
Electrical Contractor
Electrical Repairing, Domestic Equipment & Autos
Electrical Supply House
Equipment Repair - Heavy
Exterminator or Pest Control Contractor
Feed Store
Fence Contractor
Film Developing & Printing (Wholesale & Laboratory)
Furniture Manufacturing
Furniture Repairs, Upholstery, and Refinishing
Gasoline Filling/Service Station With Repair Bays (May Include Automated Auto Laundry)
Glass and Mirror Sales/Installation
Hauling, Light & Heavy Equipment
Heating/Air Condition Sales/HVAC Contractors
Indoor Shooting Range
Kennel (Outside Pens)
Kiosk - Recycle and/or Donation
Light Manufacturing and Assembly
Laboratory Equipment Manufacturing
Landscaping Service/Construction
Limousine Service
Loading and Storage Tracks
Lumber Yard
Machine Shop
Manufacturing, Assembly, or Packaging of Products From Previously Prepared Products
Manufacturing of Electric or Electronic Instruments & Devices, Such as TV's, Radio, CD's
Manufactured/Mobile Homes Sales (On Site)
Metal Recycling/Processing
Mini-Warehouse/Self Storage - Dwelling Unit May be Established Within The Main Structure for
Watchmen and Caretakers Employed on the Premise.
Muffler Shop
News Printing
Office Warehouse
Paper Products and Paper Box Manufacturing
Parking Lot
Pawn Shops
Pay-Day Loan
Plumbing Contractor
Plumbing Supply
Portable Building Sales
Postal Mart
Printing, Job & Book
Print Shop
Quick Oil Change and Lubrication
Radio or Television Broadcasting Without Tower
Restaurant – No Curb or Drive In Services (Service Entirely in Building)
Restaurant – With Drive In Facilities, Provided No Food or Drink May Be Served to Vehicles
Parked on a Public Street)
Roofing Materials Supply
Seasonal Sales
Security Systems/Intercom Installation Contractor
Sheet Metal Shop

Sign Installation Contractor
Signs (Commercial), Manufacturing and/or Assembly
Signs (Minor), Banners and Pennants
Stone Monument Works
Storage of Topsoil, Earth, Clay, Stone Extraction
Taxi Headquarters and Dispatch (May include up to Three Handicapped Accessible Vehicles,
Maximum Capacity of 26 Passengers for Each Vehicle)
Telemarketing Agency
Tire Sales with Installation Services, Including Alignment, Brakes, Etc.
Trade School, Vocational Training
Transmission Shop, Sales, Installation
Truck and Bus Sales, New Only With Incidental Used Sales & Service
Truck Dealers, Over 1½ Ton, New or Used
Truck Dealers, 1½ Ton or Less, New Trucks Only With Incidental Used Truck Sales
Truck Dealers, 1½ Ton or Less, Used Trucks Only
Truck Rental
Truck Repair (2 Ton Rated Capacity or Greater)
Truck Storage
Vehicle Inspection (State Required Inspection Only)
Venetian Blind Manufacture
Veterinarian (With Outside Pens and Runs)
Warehouse or Inside Storage
Water Distillation
Welding Shop
Wholesale House

2. Accessory uses to the main use.

Section 3 **HEIGHT REGULATIONS:**

- A. **Maximum Height:** Maximum height shall be limited only by residential proximity slope.
- B. **Residential Proximity Slope:** Buildings shall not exceed the residential proximity slope as defined in Article XIV-F. **EXCEPTION:** Structures listed in Article XIV-F, Section 8 may project through the slope to a height not to exceed the maximum structure height, or twelve (12) feet above the slope, whichever is less.

Section 4 **AREA REGULATIONS:**

A. **Size of Lot:**

1. **Minimum Lot Area:** Seven thousand (7,000) square feet.
2. **Minimum Lot Width:** Sixty feet (60').
3. **Minimum Lot Depth:** One hundred feet (100').

B. **Size of Yards:**

1. **Minimum Front Yard:** Twenty-five feet (25').
2. **Minimum Side Yard:** Fifteen feet (15'); twenty-five feet (25') if adjacent to a street; except where residential proximity slope applies.
3. **Minimum Rear Yard:** Twenty feet (20'); except where residential proximity slope applies.

C. **Maximum Lot Coverage:** Seventy percent (70%); including accessory buildings.

Section 5 **PARKING REGULATIONS:**

- A. As established by Article XIV-D, Off-Street Parking and Loading Requirements.

Section 6 **SPECIAL REQUIREMENTS:**

- A. No permanent use of temporary buildings.
- B. For site plan requirements, see Article XIV-H.
- C. Recreational vehicles, travel trailers, or mobile homes may not be used for on site dwelling or nonresidential purposes.
- D. All mechanical, heating and air conditioning equipment (roof top or ground mount) shall be screened from view at ground level from public streets and rights-of-way and from adjacent residential districts and Planned Development-2 Districts for residential uses. See Article XIV-G.
- E. Trash dumpsters shall be screened from public view. See Article XIV-G.
- F. Containerized storage, cargo storage, and/or trailer storage may be permitted as an accessory use to the main use, but in no case, shall it be permitted as the main structure on the lot.
- G. Not more than fifty percent (50%) of the lot or tract is used for the outside storage of products, materials, or equipment. See Article XIV-G for additional screening requirements.
- H. Other Regulations: As established in the Development Standards, Article XIV-E through Article XIV-G.