

## **CHAPTER 11 I-1 LIGHT INDUSTRIAL DISTRICT**

### **SECTION 11.01 DESCRIPTION AND PURPOSE**

This District is intended to accommodate small scale wholesale, warehousing, light manufacturing, storage, and other industrial uses which may be supported by minimal public infrastructure.

### **SECTION 11.02 PERMITTED USES**

Land and/or buildings in the I-1, Light Industrial District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 13.

- A. Industrial establishments including the manufacture, compounding, processing, packaging, warehousing, or treatment of such products as foodstuffs (excepting slaughterhouses or other similar uses), cosmetics, pharmaceuticals, pottery or other ceramic products, musical instruments, toys, furniture, molded rubber products, electrical appliances, electronic instruments, signs, light sheet metal products, hardware, tool, die, gauge, and machine shops, excluding stamping operations. The manufacture, compounding, processing, packaging, or treatment of products requiring stamping or punch press operations.
- B. Wholesale and warehousing of automotive equipment, dry goods and apparel, groceries and related products, raw farm products excluding livestock, electrical goods, hardware, plumbing, heating and air conditioning equipment and supplies, machinery and equipment, tobacco and tobacco products, paper and paper products, furniture and home furnishings, and any commodity, the manufacture of which is permitted in this District.
- C. Truck terminals and truck service facilities, provided they are located at least two hundred fifty (250) feet from any Residential District or use lot line.
- D. Manufactured home and model home sales.
- E. Laboratories (experimental, film, or testing).
- F. Trade or industrial schools.
- G. Utility and public service buildings, including storage yards.
- H. Contractor's showrooms and storage yards, lumber yards, and similar uses.
- I. Accessory buildings, structures and uses customarily incidental to a Permitted Use or Special Land Use meeting the requirements of Section 3.09.

**SECTION 11.03 SPECIAL LAND USES**

Land and/or buildings in the LI District may be used for the following subject to approval by the Planning Commission as a Special Land Use in accordance with the procedures of Chapter 14.

- A. Body shops.
- B. Lumber and planing mills.
- C. Metal plating, buffing, and polishing.
- D. Junk yards, salvage yards.
- E. Dry-cleaning and laundry establishments performing cleaning operations on the premises, excluding retail/service operations.
- F. Adult uses.
- G. Research and development facilities, including production activities.
- H. Billboards.

**SECTION 11.04 SITE DEVELOPMENT REQUIREMENTS**

- A. The outdoor storage of goods or materials shall be fully screened from the view from the street and from abutting properties.
- B. All industrial activities shall be conducted wholly within a completely enclosed building, except for loading and unloading operations, on-site parking of vehicles, and the outside storage of materials used in conjunction with the industrial operation.
- C. Industrial uses abutting a residential use or district shall provide a landscape buffer (greenbelt) along the abutting side of no less than twenty-five (25) feet or greater as required by this Ordinance.

**SECTION 11.05 SCHEDULE OF LIGHT INDUSTRIAL DISTRICT REQUIREMENTS**

No main building, structure, or principal use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement. (Refer to Chapter 14 for additional requirements for Special Land Uses.)

LI DISTRICT REQUIREMENTS		
FRONT YARD		75 feet
		The first 25 feet of the front yard area, except for necessary entrance drives, shall be landscaped.
SIDE YARD	Side abutting Residential Districts or uses	50 feet [25 feet of which shall be landscaped.]
	Side abutting other Districts	25 feet
REAR YARD	Abutting Residential Districts or uses	100 feet [25 feet adjacent to residential shall be landscaped.]
	Abutting other Districts	50 feet
LOT COVERAGE		50%
MAXIMUM BUILDING HEIGHT		40 feet
MINIMUM LOT AREA		2 Acres
MINIMUM LOT WIDTH		200 feet