

ARTICLE XI. LIGHT INDUSTRIAL DISTRICT “I-1”

Section 1101. INTENDED PURPOSES

These districts are intended to provide sites for heavy commercial and light manufacturing activities employing relatively large numbers of people. Industrial uses would generally be located on sites of not more than 5 acres and activities would be of such a nature that they do not create serious problems of compatibility with other kinds of adjacent land use. Permitted commercial would be those which are most appropriately located as neighbors of industrial uses or which are necessary to serve the immediate needs of the people in these districts. Truck traffic and loading operations are expected to be characteristic of the districts, however, all storage and operations would be confined to buildings or areas completely enclosed by walls or opaque fences

Section 1102. PERMITTED USES

In the Light Industrial District, buildings and premises may be used, and buildings may be erected or structurally altered for the following uses only:

- A. Cleaners and Laundries
- B. Contractors
- C. Equipment Repair
- D. Fabrication Assembly and Packaging
- E. Food Processing
- F. Grinding, Milling and Production
- G. Material Handling and Equipment
- H. Motor Vehicle Services
- I. Repair services
- J. Warehousing, Storage Movers
- K. Wholesaling
- L. Essential services (see definitions)

Section 1103. USES PERMITTED AS SPECIAL LAND USES

The following uses of land and structures may be permitted in a Light Industrial District upon issuance of a special land use permit in accordance with the procedures and criteria contained in Article XIII:

- A. Freight terminals
- B. Outdoor advertising signs
- C. Salvage/recycling facilities

Section 1104. LOT AREA, WIDTH AND YARD REQUIREMENTS

The following lot area, width and yard requirements apply to the “I-1” District:

Minimum Lot Area:	Not Applicable
Minimum Lot Width:	Not Applicable
Minimum Front Yard:	50 feet
Minimum Side Yard:	25 feet
Minimum Rear Yard:	25 feet

Corner lot owners should also see Section 1814.

Section 1105. BUILDING HEIGHT, AREA AND LOT COVERAGE REGULATIONS

The following building height and floor area requirements apply to the “I-1” District:

Minimum Floor Area:	Not Applicable
Maximum Building Height:	35 feet
Maximum Lot Coverage:	30 percent

Section 1106. VISION CLEARANCE

Vision clearance requirements will be in accordance with the provisions of Article XVIII, Sections 1807 and 1818 of this Ordinance

Section 1107. OFF-STREET PARKING

Off-street parking requirements will be in accordance with the provisions of Article XVI.

Section 1108. SIGNS

Sign requirements will be in accordance with the provisions of Article XVIII of this Ordinance.

Section 1109. SUPPLEMENTAL STANDARDS

- A. All uses shall comply with the supplemental provisions of Article XVIII as applicable.
- B. A Site Plan review shall be submitted in accordance with the requirements of Article XIV.