

Section 400.140. "I-1" Light Industrial District. [Ord. No. 7042, 8-24-2023]

- A. Purpose. This District is composed of the area of the City whose principal use is or ought to be light manufacturing, warehousing, and other limited industrial uses. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive, radioactive and other hazards, and harmful or obnoxious matter. This District has been located within the City to permit the development of these industrial uses, to protect adjacent areas against encroachment by incompatible uses, and to lessen congestion on public streets. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of this District have been excluded.
- B. Permitted Uses. The listing of permitted uses is set out in Appendix "A" of this Title.¹
- C. Conditional Uses. The listing of conditional uses is set out in Appendix "A" of this Title.
- D. Regulations And Performance Standards. The following regulations shall apply in all "I-1" Light Industrial Districts:
1. Site Area. Five (5) acres minimum unless the proposed project abuts an existing industrial zone.
 2. Lot Width. The minimum lot width shall be seventy-five (75) feet.
 3. Lot Coverage. The maximum lot coverage by structures shall not exceed fifty percent (50%).
 4. Yard Requirements.
 - a. Front Yard. Not less than thirty (30) feet.
 - b. Side Yard. Least width of either yard shall not be less than twenty (20) feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not, be less than thirty (30) feet.
 - c. Rear Yard. Not less than thirty-five (35) feet.
 5. Height Requirements. Except as otherwise provided in Article VI of this Chapter, no building or structure should exceed a height of fifty (50) feet.
 6. Landscaping And Screening Regulations. See Chapter 402 of this Code. Note: Of particular importance where adjacent to residential uses.
 7. Utilities. Any area zoned "I-1" Light Industrial District shall be served by approved public water and sewer facilities.
 8. Off-Street Parking. As required in Article XII.
 9. Site Plan Review. Prior to issuance of a building permit: As required in Article XIV.
 10. Performance Standards.

1. Editor's Note: See Title IV, Appendixes.

- a. All industrial operations shall be conducted within a fully enclosed building unless the nature of the use cannot be reasonably conducted indoors.
- b. All storage of materials and equipment shall be within a fully enclosed building or in a side or rear yard so screened by berms, dense vegetative plantings, sight-proof fencing, or brick walls, or combinations of these materials at least eight (8) feet in height so that said materials and equipment are not visible at eye level within one thousand (1,000) feet of the property line. No boats, campers, RVs, etc., may be stored outside.
- c. Other performance standards: See Article XIII.