

ARTICLE XVIII
“I-1” LIGHT INDUSTRIAL DISTRICT

Section 1. Intent and Purpose of District: The "I-1" Light Industrial District is intended for the purpose of allowing certain industrial uses which **DO NOT**:

- A. Require intensive land coverage.
- B. Generate large volumes of vehicular traffic.
- C. Create obnoxious sounds, glare, dust or odor.

Section 2. District Regulations: In District "I-1", no building or land shall be used and no building or structure shall be erected, altered or enlarged, which is arranged, intended or designed for other than one (1) of the uses listed in Section 3 below.

Section 3. Use Regulations:

- A. Standard Allowed Uses:
 - 1. Any use permitted in an I-P.
 - 2. Automobile paint and body shops, providing that such use is not noxious or offensive by reason of vibration or noise beyond the confines of the building.
 - 3. Billboards subject to requirements outlined in Article XXI, Sign Regulations.
 - 4. Dog kennels, providing the establishment and runs are completely enclosed.
 - 5. Light manufacturing operations, 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.
 - 6. Monument sales.
 - 7. Telephone exchanges, microwave towers, radio towers, television towers, telephone transmission buildings, electric power plants.
 - 8. Sign printing and manufacturing.
 - 9. Underground bulk storage for oil, gasoline, and other petroleum products.

Section 4. Intensity of Use Regulations:

- A. A building, structure or use allowed in this district may occupy all that portion of the lot except for that area required for off-street parking and off-street loading and unloading and their access roads and as otherwise required in Section 6.

- B. In the case where the required off-street parking and/or loading and unloading will be provided within the building or structure, then the structure may cover the entire lot except as otherwise required in Section 6 below.

Section 5. Height Regulations:

- A. When a building or structure is within one hundred fifty feet (150') of a residential district zone, said building or structure shall not exceed forty- five feet (45') in height.
- B. When a building or structure is more than one hundred fifty feet (150') from a residential district zone, said building or structure shall not exceed seventy-five feet (75') in height.

Section 6. Yard Regulations:

- A. **Front Yard:** No front yard shall be required for uses permitted in this district except as required for arterial and collector streets. (See Additional Height, Area, and Use Regulations of this Ordinance).
- B. **Side Yard:** No side yard shall be required for uses in this district, except where such use abuts a residential district zone, in which case there shall be required fifteen feet (15') of side yard of the lot which abuts the residential district.
- C. **Rear Yard:** No rear yard shall be required in this district, except where such rear yard abuts a residential district zone, in which case there shall be required fifteen feet (15') of rear yard.