

## **Article 11. Industrial, Limited, District I-1**

### **Sec. 22-11-1. Statement of intent.**

The primary purpose of this district is to permit certain light industries. The limitations on (or provisions relating to) height of building, horsepower, heating, flammable liquids or explosives, controlling emission of fumes, odors and/or noise, landscaping, and the number of persons employed are imposed to protect and foster adjacent residential property while permitting certain light industries to locate near a labor supply.

### **Sec. 22-11-2. Use regulations.**

A. In Industrial District I-1, any structure to be erected or land to be used shall be for one or more of the following uses:

- (1) Assembly of electrical appliances, electronic instruments and devices. Also the manufacture of small electrical parts.
- (2) Automobile, trailer, camping trailer, and camper assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping or battery manufacture.
- (3) Blacksmith shop, welding or machine shop, cold steel bending, excluding punch presses exceeding forty (40) ton rated capacity and drop hammers.
- (4) Laboratories-pharmaceutical and/or medical.
- (5) Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products.
- (6) Manufacture, compounding, assembling, or treatment of articles of merchandise.
- (7) Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay.
- (8) Manufacture of musical instruments, toys, novelties and rubber and metal stamps.
- (9) Coal and wood yards, lumber yards.
- (10) Contractors' equipment storage yards or plants, or rental of equipment commonly used by contractors.
- (11) Cabinets, furniture and upholstery shops.
- (12) Boat building.
- (13) Monumental stone works.
- (14) Veterinary hospital.

- (15) Wholesale businesses, storage warehouses.
- (16) Public Utilities: Poles, lines, transformers, pipes, meters, and related or similar facilities; water and sewerage distribution lines.
- (17) Accessory uses as defined. No accessory structure shall be closer than ten (10) feet to any property line.
- (18) Trailers, temporary.
- (19) Feed mill.
- (20) Refabrication and overhaul of pipes and fittings; wholesale merchandizing of commercial piping and fittings; and attendant storage related thereto.
- (21) Storing, blending and packaging of ingredients for lawn and garden products for agricultural purposes and certain industrial uses.
- (22) Cable communications distribution lines, other than public utilities and public uses.
- (23) Public water and sewer transmission lines and pumping stations.
- (24) Public Facilities.
- (25) Telemarketing and/or Telecommunications Facility.
- (26) Headquarters Office Buildings.
- (27) Information Technology Centers.
- (28) Call Centers.
- (29) Banking Centers.
- (30) Research and Development Laboratories.
- (31) Retail Stores.

B. The following uses may be permitted with a special use permit only:

- (1) Public Utilities: Public and central water and sewer, treatment facilities, electrical power transmission lines and substations; oil and gas transmission pipelines and pumping stations; micro-wave and radio-wave transmission and relay towers and substations; telephone exchange centers, offices, equipment storage, dispatch centers and warehouse facilities.
- (2) Airports.

- (3) Wood yard with chipper.
- (4) Cable communications facilities, other than distribution lines.
- (5) Solid waste material recovery facility.
- (6) Manufactured home sales and service.
- (7) Auction house and storage facility.

**Sec. 22-11-3. Requirements for permitted uses.**

- (a) Before a zoning permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, the applicant for the proposed use shall comply with the provisions of Article 23 of this chapter.
- (b) Screening from adjacent business, residential and agricultural district shall be required.
- (c) Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards.

**Sec. 22-11-4. Area regulations.**

None, except for permitted uses utilizing individual sewerage disposal system. The required area for any such use shall be approved by the administrator who may consult with the health official.

**Sec. 22-11-5. Setback regulations.**

Buildings and accessory uses shall be located not less than one hundred (100) feet from any street right-of-way and all parking lots shall be located not less than fifty (50) feet from any street right of way except that:

- (a) Buildings and accessory uses may be located less than one hundred (100) feet, but not less than fifty (50) feet, from a street right-of-way, provided that said street:
  - (i) is an access road within a subdivision for business or industrial uses and serves properties that contain industrial zoning district classifications only;
  - (ii) is a cul-de-sac or an interior road; and
- (b) All parking lots shall be located not less than twenty-five (25) feet from any street right of way.

This shall be known as the "building setback line." (Ord. 12-19-07)

**Sec. 22-11-6. Yard regulations.**

When permitted uses adjoin agricultural, residential, or business districts the minimum yard requirements shall be fifty (50) feet. All parking lots shall be located not less than twenty-five (25) feet from any residential or agricultural district.

**Sec. 22-11-7. Height regulations.**

Buildings may be erected up to forty-five (45) feet in height from grade, except that:

- (a) A public or semi-public building may be erected to a height of sixty (60) feet from grade provided that required front, side and rear yard each shall be increased one (1) foot for each foot in height over forty-five (45) feet.
- (b) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials sixty (60) foot limit. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.

**Sec. 22-11-8. Coverage regulations.**

Impervious surface may cover up to eighty percent (80)% of the area of the lot.

**Sec. 22-11-9. Off-street parking.**

Off-street parking shall conform with Article 26 of this chapter.

**Sec. 22-11-10. Sign regulations.**

Sign regulations shall conform with Article 15 of this chapter.