

SECTION 60. I-1, LIMITED INDUSTRIAL DISTRICT

Subdivision

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60.01 PURPOSE: It is the intent of the I-1 Limited Industrial District to provide for the establishment of industrial development which can compatibly exist adjacent to both lower intensity businesses and high intensity manufacturing uses. The location of such industrial uses shall be consistent with the general locations shown in the Comprehensive Plan.

60.02 PERMITTED USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in the I-1 District:

- A. Automobile repair - major.
- B. Contractor operations.
- C. Dog kennels.
- D. Essential services.
- E. Governmental and public related utility buildings and structures.
- F. Laboratories.
- G. Machine shops.
- H. Manufacturing or assembly of a wide variety of products that produces no exterior noise, glare, fumes, obnoxious products, by-products or wastes, or creates other objectionable impact on the environment, including the generation of large volumes of traffic. Examples of such uses are:
 - 1. Fabrication or assembly of small products such as optical, electronic, pharmaceutical, medical supplies and equipment.

- 2. Printing and publishing.
- I. Mini-storage.
- J. Offices related to other allowed uses (limited to fifty (50) percent of the principal structure).
- K. Personal wireless service towers and antennas as regulated by Section 29 of this Ordinance.
- L. Radio and television stations.
- M. Sexually oriented businesses, principal and accessory.
- N. Trade schools.
- O. Warehousing and indoor storage excluding explosives and hazardous waste.
- P. Wholesale showrooms.

60.03 INTERIM USES: Subject to applicable provisions of this Ordinance, the following are interim uses in the I-1 District and are governed by Section 5 of this Ordinance.

- A. Farms, farmsteads, and farming.

60.04 USES ALLOWED BY ADMINISTRATIVE PERMIT: Subject to applicable provisions of this Section, performance standards established by this Ordinance, and processing requirements of Section 6, the following are uses allowed in the I-1 District by administrative permit as may be issued by the Zoning Administrator.

- A. Other uses of the same general character as those listed as a permitted use in this district.
- B. Temporary outdoor promotional events and sales subject to the same provisions as required in Section 55.04.B of this Ordinance.

60.05 ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the I-1 District:

- A. Commercial or business buildings and structures for a use accessory to the

principal use but such use shall not exceed thirty (30) percent of the gross floor space of the principal use and shall be of the same material and design as the principal use.

- B. Radio and television receiving antennas including single satellite dish TVROs three and one-half (3.5) meters or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 29 of this Ordinance.
- C. Signs as regulated by Section 31 of this Ordinance.

60.06 CONDITIONAL USES: The following are conditional uses in the I-1 District. (Requires a conditional use permit based upon procedures and performance standards set forth in and regulated by Sections 4.02 and 4.02 of this Ordinance).

- A. Accessory, enclosed retail, rental, or service activity other than that allowed as a permitted use or conditional use within this Section, provided that:
 - 1. Such use is allowed as a permitted use in a Business District.
 - 2. Such use does not constitute more than fifty (50) percent of the gross floor area of the principal building.
- B. Commercial and professional offices within the principal structure in excess of that which is allowed in this district or as a freestanding principal use.
- C. Commercial and public radio and television transmitting antennas, and public utility microwave antennas, as regulated by Section 29 of this Ordinance.
- D. Commercial, private and public satellite dish transmitting or receiving antennas in excess of three and one-half (3.5) meters in diameter, as regulated by Section 29 of this Ordinance.
- E. Open or outdoor service, sale and rental as a principal or accessory use, provided that:
 - 1. Outside service areas are fenced and screened from view of the public right-of-way, neighboring residential uses, or an abutting Residential District in compliance with Section 15.07 of this Ordinance.
 - 2. The use does not take up parking space as required for conformity to this Ordinance.

3. Sales area is hard surfaced to control dust.
- F. Open and outdoor storage as a principal or accessory use provided that:
1. The storage area is landscaped, fenced, and screened from view of neighboring uses and abutting residential zoning and public rights-of-way.
 2. The storage area is blacktopped or concrete surfaced unless specifically approved by the City Council.
 3. The storage area does not take up parking space or loading space as required for conformity to this Ordinance.

60.07 LOT AREA REQUIREMENTS AND SETBACKS: The following minimum requirements shall be observed in a I-1 District, subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Lot Area: One (1) acre.
- B. Lot Width: Two hundred (200) feet
- C. Setbacks:
 1. Front yards:

Setbacks From Right- of-Way Lines	<u>Street Class</u>
35 feet	State/Federal Highway
35 feet	County Road
35 feet	Local Street

Where a lot is located at the intersection of two (2) or more streets or highways which bound two (2) or more sides of the lot, no building shall project beyond the front yard line of either street.

2. Side Yard: Ten (10) feet.
3. Rear Yard: Twenty (20) feet

4. Buffer Yard: The side yard or rear yard setback shall be fifty (50) feet in abutting a residential district.

60.08 MAXIMUM SITE COVERAGE:

- A. Building and Structure: Thirty (30) percent
- B. Hard surface including buildings and parking/driveway areas: Eighty-five (85) percent.

60.09 MAXIMUM BUILDING HEIGHT: Thirty-five (35) feet.