

## Section 51 - I-1, Industrial District

### **Subdivision**

51.01 Purpose

51.02 Lot Area Requirements and Setbacks

### 51.01 PURPOSE

The I-1 Industrial District intends to provide for the establishment of industrial development that can compatibly exist adjacent to lower-intensity businesses. The location of such industrial uses provides areas suitable for general industrial activities, which have adequate and convenient access to major streets and provide effective controls for “nuisance” and pollution characteristics. Further, this District intends to encourage industrial development in a compact and orderly manner consistent with the general locations shown in the Comprehensive Plan.

### 51.02 I-1 DISTRICT DIMENSIONAL STANDARDS

	Lot Requirement	I-1 District	
A	Minimum area:	One (1) Acre	
	Maximum area:	N/A	
B	Width:	Two hundred (200) feet.	
C	Front Yard Setback*:	Setbacks From Right-of -Way Lines	Street Class
		65 feet	State/Federal Highway
		65 feet	County Road
		35 feet	Local Street
	Side Yard:	Ten (10) feet	
	Rear Yard:	Twenty (20) feet.	
D	Buffer Yard:	The side yard or rear yard setback shall be fifty (50) feet if abutting a residential district.	
E	Maximum Height:	Thirty-five (35) feet	
F	Accessory Structure Height and Setbacks:	Regulated by Section 15.04 of this Ordinance.	
G	Maximum Site Coverage	Building and Structure: Thirty (30) percent Hard surface, including buildings and parking/driveway areas: Eighty-five (85) percent	