

## CHAPTER X

### I-1 INDUSTRIAL DISTRICT

**SECTION 10.01 DESCRIPTION AND PURPOSE.** This district permits compounding, assembling, or treatment of articles or materials and other similar industrial uses. (Amended 5/10/94)

**SECTION 10.02 USE REGULATIONS.** For land and/or building, the permitted uses and height and area requirements of the I-1 Zone are as follows: (Amended 5/10/94)

- (a) The manufacture, compounding, processing, packing or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, toiletries, and food products, except the rendering or refining of fats and oils.
- (b) The manufacture, compounding, assembly, or treatment of articles from the following previously prepared materials: aluminum, bone cellophane, canvas, cloth, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paint, paper, plastics, precious or semi-precious metals or stones, shell, rubber, tin, iron, steel, tobacco, wood, and yarn.
- (c) The manufacture, only by electricity or gas, of pottery and figurines or other ceramic products, using only previously pulverized clay.
- (d) Petroleum storage located at least five hundred (500) feet from any residentially zones property.
- (e) Auto repair shops.
- (f) Auto wash.
- (g) Bottling plants and dairies.
- (h) Contractor yards.
- (i) Crating and packing service.
- (j) Dry cleaning and laundry.
- (k) Electrical supplies - wholesale and storage. (Amended 5/10/94)
- (l) Extermination services. (Amended 5/10/94)
- (m) Factory and mill supplies. (Amended 5/10/94)
- (n) Frozen food locker. (Amended 5/10/94)
- (o) Machine shop.
- (p) Malt beverage, liquor and wine distribution. (Amended 5/10/94)
- (q) Ornamental iron work and fence service. (Amended 5/10/94)
- (r) Major printing and publishing. (Amended 5/10/94)
- (s) Sign painting and servicing shops.
- (t) Special tools and gauges - checking, sales and service. (Amended 5/10/94)
- (u) Taxidermist.
- (v) Warehouses and storage.
- (w) Wholesale sales.

The above uses shall be conducted within a completely enclosed building or within an area enclosed on all sides by a solid non-combustible fence or wall at least six (6) feet in heights; provided further, that no goods, materials, or objects shall be stacked higher than the fence or wall; and provided further, that all business will be conducted in such a

manner that no noise, smoke, dust, vibration, or any other like nuisance shall exist to affect adjoining residential properties adversely.

- (x) Parking lots
- (y) *Reserved for future use. (Amended 1-18-00)*
- (z) Any other similar light industrial use which is determined by the Planning Commission to be of the same general character as the above permitted uses. (Amended 7/28/93)
- (aa) Billboards, business signs, real estate signs, identifying signs, name plate.

**SECTION 10.02A SPECIAL USES.** The following uses may be permitted as special land uses when approved by the Planning Commission. Such uses are subject to the provisions and general standards outlined in Chapter XV and any specific standards pertaining to the particular use as outlined in this section. (Amended 7/28/93)

- (a) Auto Wash. (Amended 7/28/93)
- (b)( Communications towers and antennas in excess of 50 feet subject to the provisions of section 15.04A.(Amended 1-18-00)

**SECTION 10.03 HEIGHT REGULATIONS.** Three (3) stories or forty-five (45) feet, whichever is lesser.

**SECTION 10.04 AREA REGULATIONS.** No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following requirements are provided and maintained in connection with such building, structure, or enlargement.

- (a) Front Yard - There shall be a front setback of not less than fifty (50)feet.
- (b) Side Yards -
  - (1) Where the side yard of a lot abuts the side of a lot in the Industrial Zone, there shall be a side yard of not less than ten (10) feet.
  - (2) In all other cases, there shall be a side yard of not less than fifty (50) feet.
- (c) Rear Yard - There shall be a rear yard of not less than fifty (50) feet.
- (d) Lot Area and Width - The minimum lot area shall be fifteen thousand (15,000) square feet and the minimum lot width shall be one hundred (100) feet.