

CHAPTER XI

I-1 INDUSTRIAL DISTRICT

(Designated on the Zoning Map as a Block Pattern)

Section 11.01 Description and Purpose. This district permits compounding, assembling, or treatment of articles or materials, this district also allows as a special use heavy manufacturing, processing of raw materials, and other similar industrial uses.

Section 11.02 Use Regulations. Land, buildings and structures in this zoning district may be used for the following purposes only:

- (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 zoned 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) Machine shop
- (l) Printing shops
- (m) Sign painting and servicing shops
- (n) Taxidermist
- (o) Warehouses and storage
- (p) 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 height; 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.

- (q) Landing and take-off areas for roto craft and airports
- (r) Parking lots
- (s) Radio and TV towers

- (t) 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
- (u) Business signs, real estate signs, identifying signs, name plate
- (v) Any other industrial uses when authorized by the Planning Commission. In considering such authorization, the Planning Commission shall make written findings certifying that satisfactory provision and arrangement has been made concerning the following where applicable:
 - (1) Ingress and egress to the lot and the proposed buildings and structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
 - (2) Off-street parking and loading areas where required with particular attention to the items in subparagraph (1) above and the economic, noise, glare, or odor effects of the use on adjoining properties and the surrounding neighborhood;
 - (3) Refuse and service areas with particular reference to the items in subparagraphs (1) and (2) above;
 - (4) Utilities with reference to locations, availability, and compatibility;
 - (5) Screening and buffering with reference to type, dimensions, and character;
 - (6) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with adjoining and surrounding neighborhood properties;
 - (7) Required yards and other open spaces; and
 - (8) General compatibility with adjacent properties and the surrounding neighborhood.

Section 11.03 Height Regulations. No building or structure shall exceed three stories or 45 feet in height , whichever is less.

Section 11.04 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 on hundred (100) feet.