

ARTICLE XIII “I-1” Light Industrial District

Section 1. GENERAL DESCRIPTION.

This industrial district is intended primarily for the conduct of manufacturing, assembling and fabrication. It is designed to provide an environment suitable for industrial activities that do not create appreciable nuisances or hazards. The uses permitted in this district make it most desirable that they be separated from residential uses.

Section 2. PRINCIPAL USES.

Property and buildings in the “I-1” Light Industrial District Shall be used only for the following purposes:

- 2.001 ALL PRINCIPAL USES PERMITTED IN THE “B-2” GENERAL BUSINESS DISTRICT.
- 2.002 BOTTLING OF SOFT DRINKS OR MILK, OR DISTRIBUTION STATIONS.
- 2.003 AUTOMOBILE REPAIR GARAGES DOING MAJOR REPAIR, INCLUDING TIRE RETREADING OR RECAPPING, BATTERY SERVICE AND REPAIR.
- 2.004 MANUFACTURING, COMPOUNDING, PROCESSING, PACKAGING OR TREATMENT OF SUCH PRODUCTS AS BAKERY GOODS, CANDY, COSMETICS, PHARMACEUTICALS, TOILETRIES, AND FOOD PRODUCTS.
- 2.005 MANUFACTURING, COMPOUNDING, ASSEMBLING, OR TREATMENT OF ARTICLES OR MERCHANDISE FROM THE FOLLOWING PREVIOUSLY PREPARED MATERIAL: CANVAS, CELLOPHANE, CLOTH, FIBER, GLASS, LEATHER, PAPER, PLASTIC, PRECIOUS OR SEMI-PRECIOUS METALS OR STONE, RUBBER, TEXTILES, WOOD OR YARN.
- 2.006 MANUFACTURE OR ASSEMBLY OF ELECTRICAL APPLIANCES, ELECTRONIC INSTRUMENTS AND DEVICES, RADIO AND TELEVISION SETS, ELECTRIC AND NEON SIGNS, REFRIGERATORS AND STOVES.
- 2.007 ANY OTHER USE THAT IS DETERMINED BY THE BOARD OF APPEALS TO BE OF THE SAME GENERAL CHARACTER AS THE FOREGOING PRINCIPAL USES BUT NOT INCLUDING ANY USE WHICH MAY BECOME NOXIOUS OR OFFENSIVE IN AN “I-1” DISTRICT, IN DETERMINING WHETHER CERTAIN USES SHALL BE LOCATED IN AN “I-1” DISTRICT, THE BOARD OF APPEALS SHALL GIVE DUE REGARD TO THE NATURE AND CONDITION OF ALL ADJACENT USES AND STRUCTURES, AND THE CONSISTENCY THEREWITH OF THE PROPOSED USE AND DEVELOPMENT. BEFORE AUTHORIZING A USE FOR LOCATION IN AN I.1 LIGHT INDUSTRIAL DISTRICT, THE BOARD SHALL DETERMINE WHETHER THE PROPOSED USES WOULD BE HAZARDOUS, HARMFUL, NOXIOUS, OFFENSIVE, OR A NUISANCE TO THE SURROUNDING NEIGHBORHOOD BY REASON OF NOISE, SMOKE, ODOR, VIBRATION, DUST AND DIRT, CINDERS, NOXIOUS GASES, GLARE AND HEAT, FIRE AND SAFETY HAZARDS, SEWAGE WASTES AND POLLUTION, TRANSPORTATION AND TRAFFIC, AESTHETIC AND PSYCHOLOGICAL EFFECTS.

2.008 ACCESSORY USES AND BUILDINGS INCIDENTAL TO AND ON THE SAME ZONING LOT AS A PRINCIPAL USE.

Section 3. PROHIBITED USES.

The following uses are specifically prohibited in the "I-1" Light industrial District.

- 3.001 DWELLINGS, EXCEPT FOR WATCHMAN OR CARETAKER ON THE PREMISES.
- 3.002 RELIGIOUS INSTITUTIONS, SCHOOLS, HOSPITALS, CLINICS, AND OTHER INSTITUTIONS FOR HUMAN CARE, EXCEPT WHEN INCIDENTAL TO A PERMITTED USE.
- 3.003 SALVAGE AND WRECKING OPERATIONS, INDUSTRIAL METAL AND WASTE SALVAGE OPERATIONS AND JUNK YARDS.

Section 4. HEIGHT REGULATION.

No building or structure shall exceed three (3) stories or fifty (50) feet in height.

Section 5. MINIMUM LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

- 5.001 Minimum Lot Area. No minimum lot area is required.
- 5.002 Minimum Frontage and Yard Requirements. The following minimum requirements shall be observed:

Lot	Front Yard	Side Yard	Rear Yard
Width	Depth	Width	depth
No	30 ft.	Equal to	Equal to
Minimum			building height of Building, but not less than twenty (20) feet.

Section 6. SCREENING.

When a principal use is established or expanded in the "I-1" Light Industrial District and when such use is located adjacent to a property zoned residential, the owner or agent of the property zoned "I-1" Light Industrial District shall provide a landscaped screening and buffer area between the industrial district use and the residential-zoned property. Such landscaped screening and buffer area shall be located within the industrial district zoned property and shall consist of a suitable combination of plant materials and fencing to visually screen the office use from the residential zoned area on a year around basis. Failure to provide and maintain such landscape screening and buffer shall constitute a violation of the Ordinance.

Section 7. SPECIAL USES.

Property and buildings in the "I-1" Light Industrial District may be used for the following purposes upon review and approval by the Board of Appeals in accordance with Article XVIII:

- 7.01 Public utility and service uses and facilities and telecommunications towers.