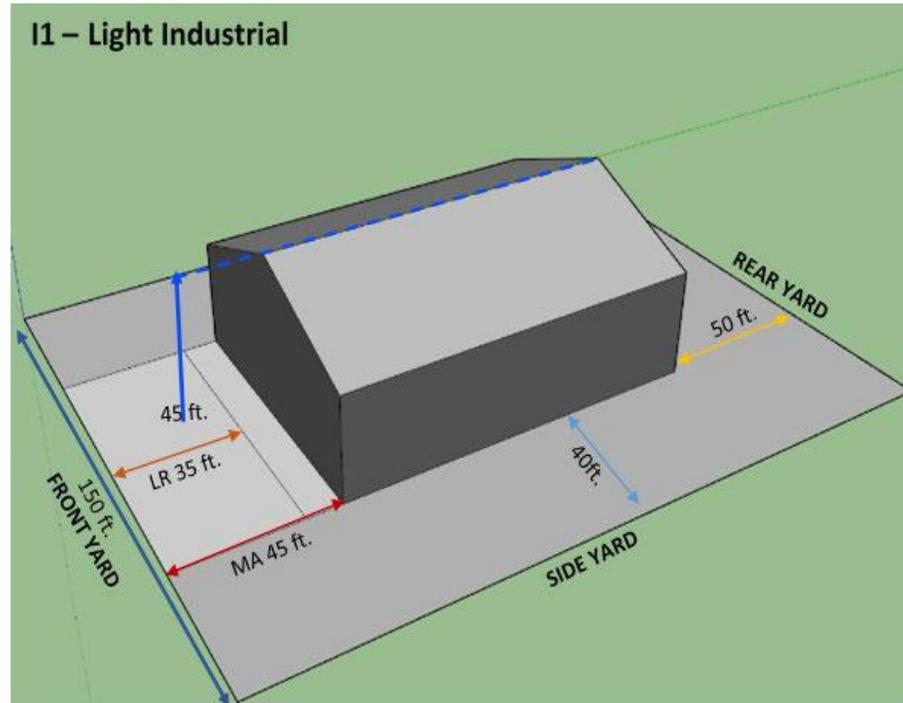


**Sec. 4.15 I-1**

I-1		
		I-1 Industrial Light Industrial
Minimum Lot Size		1 ac.
Minimum Lot Width		100 ft.
Minimum Lot Frontage		50 ft.
Maximum Building Height <sup>9</sup>	Principal	45 ft.
	Accessory	26 ft.
Front Setback <sup>1,10</sup>		30 ft.
Side Setback <sup>2</sup>	Principal	10 ft.
	Accessory	20 ft./40 ft. <sup>4</sup>
Rear Setback <sup>2</sup>	Principal	20 ft.
	Accessory	20 ft./40 ft. <sup>4</sup>
Minimum Distance from Structures on Same Lot		10 ft.
Minimum Ground Floor Area (Per Unit)	1 story	N/A
	2+ story	N/A
Total Minimum Living Area (Per Unit)		N/A
Minimum Living Area Façade Width		N/A
Maximum Lot Coverage (structures and buildings)		50%
Maximum Lot Coverage (all impervious surfaces)		75%



The plan shown does not reflect all requirements contained in this ordinance.



- <sup>1</sup> See accessory structure location restrictions *Section 8.02 – Accessory Uses and Structure Standards*
- <sup>2</sup> Check buffer yard standards *Section 7.05 – Landscaping Standards* and/or apply any applicable easement widths
- <sup>4</sup> When adjoining the same or a more intense district /when adjoining a less intense district
- <sup>9</sup> See height exemptions per *Section 7.10 – Height Standards*

**District Intent**

The purpose of the Light Industrial, (I-1) District is to provide locations for production, small-scale manufacturing, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate only industrial uses that do not involve the release of potential environmental pollutants or other objectionable elements such as noise, odor, dust, smoke, glare or traffic. This district is designed as a transitional use between heavy manufacturing uses and other less intense business uses.

**Special Exception Required**

- 1) Commercial
  - a) impound facility
  - b) banquet hall or assembly hall
  - c) administrative/professional office (1<sup>st</sup> and/or upper floor)
  - d) entertainment complex
  - e) coffee shop
  - f) restaurants
  - g) restaurants, fast food
- 2) Light and Heavy Industrial
  - a) lumber yard
  - b) recycling center



I-1

**Permitted Uses**

- 1) Communications / Utilities
  - a) essential services, minor
  - b) essential services, major
- 2) Institutional
  - a) animal shelter
  - b) publicly owned buildings and facilities
- 3) Parks & Recreation
  - a) nature preserve
- 4) Commercial
  - a) filling station
  - b) motor vehicle repair and service, minor
  - c) storage, RV and boat
  - d) fitness center
  - e) food bank/food pantry
  - f) kennel/groomer
  - g) storage, contractor
  - h) storage, self-service
  - i) medical and dental laboratories
- 5) Light and Heavy Industrial
  - a) auction facility (excluding livestock)
  - b) bottle gas storage & distribution
  - c) concrete/asphalt production facility
  - d) food & beverage production
  - e) heavy equipment rental
  - f) manufacturing (light)
  - g) printing/publishing facility
  - h) research and testing laboratories
  - i) tool and die shop
  - j) warehouse and distribution facility (less than 50,000 sf)