

SECTION 13 - I-1 LIGHT INDUSTRY DISTRICT

A. Purpose

The intent of the I-1 LIGHT INDUSTRY DISTRICT is to provide a district that will (1) allow light industrial development related to the existing development in the urban communities of the county, (2) encourage development that is compatible with surrounding or abutting districts, and (3) provide development standards that will not impair the traffic carrying capabilities of abutting roads and highways.

B. Permitted Uses

The following uses shall be permitted within the I-1 LIGHT INDUSTRY DISTRICT:

1. Aircraft rental, sale, servicing manufacturing, and related activities
2. Antennae for radio, television, and broadcasting facilities
3. Art equipment supplies - manufacture
4. Bags, boxes and paper containers, manufacturing and storage
5. Bakery products, wholesale
6. Billboards, signs as regulated in SECTION 15
7. Bottling establishments
8. Blank books, loose-leaf finders - fabrication and assembly
9. Books and bookbinding
10. Building materials, sales and storage, lumber yard
11. Cabinet and woodworking establishments
12. Camera and photographic supplies and manufacturing
13. Cartage and express facilities
14. Cartography and bookbinding
15. Clothing manufacture
16. Cold storage plants, commercial printing, publishing, engraving and reproduction firms
17. Confectionery and related products, manufacture and packaging

18. Contractor's offices, shops and yards for plumbing, heating, glazing, painting, paper hanging, roofing, ventilation, air conditioning, masonry, electrical and refrigeration
19. Dental instruments and supplies
20. Dry cleaning plants
21. Electric light or power-generating stations
22. Electric lighting and wiring equipment manufacture
23. Electrical and electronic products manufacturing
24. Electrical tubes and other components manufacture
25. Electrical service shops
26. Electrical measuring and testing equipment manufacture
27. Engraving, printing and publishing
28. Farm implement sales and storage
29. Footwear, manufacture and fabrication
30. Freight terminal
31. Frozen food lockers
32. Fuel sales and storage
33. Garages for storage, repair and servicing of motor vehicles and farm implements
34. Grain elevators
35. Hand and edge tools (except machine tools) manufacture and assembly
36. Hardware warehousing and distribution operations
37. Highway maintenance shops and yards
38. Ice plants and ice cream plants
39. Jewelry manufacture
40. Laboratory instruments and associated equipment, scientific and testing
41. Laundries, large scale

42. Luggage, handbags, and similar items manufacture and assembly
43. Mail order houses
44. Medical, dental and optical laboratories
45. Medical and surgical instruments and supplies
46. Monument works
47. Newspaper plants and offices
48. Office furniture and supplies
49. Optical instruments and lenses manufacture and assembly
50. Patterns - design and manufacture
51. Pottery shops
52. Precision instruments
53. Plastic extrusion and molding fixture
54. Plumbing fixture and equipment wholesale
55. Public service structures, including power sub-stations, gas regulator stations, sewage disposal plant, telephone exchange, police or fire station, elevated tanks and water works
56. Radio and television assembly and parts fabrication
57. Railroad rights of way, railroad yards
58. Sport equipment manufacture and assembly
59. Scientific and research instruments and equipment manufacture and assembly
60. Telephone and telegraph technical apparatus manufacture and assembly
61. Temperature controls
62. Trade schools
63. Warehousing facilities
64. Whole business facilities and office establishments

65. Other light manufacturing and component assembly clearly similar to uses permitted in this district

C. Conditional Uses

The following uses may be allowed in the I-1 LIGHT INDUSTRIAL DISTRICT, subject to the provisions of SECTION 16.

1. Any manufacturing, production, processing, cleaning, storage, servicing, repair and testing of materials, goods or products which conform with the performance standards set forth for this DISTRICT
2. Planned industrial parks

D. Accessory Uses

The following uses shall be permitted accessory uses within the I-1 LIGHT INDUSTRIAL DISTRICT:

Accessory uses customarily incidental to the uses permitted in B and C of this SECTION.

E. Height, Yard and Lot Width and Building Coverage Regulations

1. Height Regulations:
 - a. No building shall hereafter be erected or structurally altered to exceed four (4) stories or forty-five (45) feet in height.
2. Front Yard Regulations:
 - a. There shall be a front yard setback of not less than two hundred (200) feet from the centerline of Interstate Highways, one hundred thirty (130) feet from the centerline of US Highways and State Highways and eighty-five (85) feet from the centerline of all County State Aid and County Highways.
 - b. There shall be a front yard setback of not less than sixty-five (65) feet from the centerline of all other public rights of way.
 - c. Where a lot is located at the intersection of two (2) or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. No accessory buildings shall project beyond the front line of either road.
3. Side Yard Regulations:

- a. There shall be a side yard of not less than fifteen (15) feet on each side of a building, except, no building shall be located within fifty (50) feet of any side lot line abutting a lot in any of the CLASSES OF RESIDENCE DISTRICTS.
4. Rear Yard Regulations:
 - a. There shall be a rear yard having a depth of not less than fifteen (15) feet.
 - b. Except, no building shall be located within fifty (50) feet of any rear lot line abutting a lot in any of the CLASSES OF RESIDENCE DISTRICTS.
5. Lot Width Regulations:
 - a. Every lot or tract shall have a width of not less than one hundred (100) feet abutting a public right of way.
6. Lot Coverage Regulations:
 - a. Not more than fifty percent (50%) of the total area of a lot shall be covered by buildings.

F. General Regulations

Additional requirements for signs, parking, sewer and water systems, and other regulations in the I-1 LIGHT INDUSTRY DISTRICT are set forth in SECTION 15.