

I-1 LIGHT INDUSTRIAL DISTRICT

The I-1 Light Industrial District is designed to accommodate a wide range of industrial and related uses which conform to high development standards. Industrial establishments of this type may either be located in extensive areas devoted solely to these uses or may provide a buffer between commercial districts and other industrial uses which involve more objectionable influences. Residential development is excluded from this district, both to protect residents from an undesirable environment and to facilitate maximum efficiency of industrial activity.

PERMITTED USES: 1, 21, 22, 24, 25, 27, 32, 33, 35, 49

UNIT 1: CITYWIDE PUBLIC USES BY RIGHT

Public uses, essential public services, open land uses, and similar uses, which are subject to public controls.

UNIT 21: TRADES AND SERVICES

Establishments engaged primarily in providing household maintenance and similar services which fulfill recurrent needs of residents of nearby areas, but are generally incompatible with primary retail districts because they break the continuity of retail frontage.

UNIT 22: AUTOMOTIVE SERVICES

Automobile service stations can be significantly objectionable to nearby uses, therefore, such establishments have been allowed only in districts where necessary to provide this use.

UNIT 24: DEDICATED WAREHOUSING

Warehousing establishments or places of business primarily for the storage of goods and materials.

UNIT 25: LIMITED MANUFACTURING

Industrial uses, which usually generate limited environmental impact. Generally these uses involve the assembly, fabrication, packaging and processing of previously prepared materials. These uses include fabricated metal products, fabricated structural products, extruded plastics and textile products.

UNIT 27: PARKING LOT

The use of a plot of ground or parcel of real estate as a parking lot facility for the parking of vehicles used by customers and employees of businesses.

UNIT 32: TEMPORARY BUILDINGS AND/OR STORAGE

Temporary buildings to be used for the same purposes a permanent structure may be used for once the permanent structure is completed on the property.

UNIT 33: SELF-SUPPORTING TOWER OR ANTENNA STRUCTURE OR MONOPOLE

Telecommunication towers that are dedicated structures for mounting transmitter equipment and antennas that are necessary for providing the full range of wireless or mobile services to the community. They can vary in their design and may include panel antennas mounted on and painted to match existing buildings, communications equipment housed in an architecturally integrated tower element in a shopping center, roof-top antennas screened with walls, and freestanding pole antennas screened by landscaping. They vary widely in height, depending on factors such as the number and types of wireless services used by the site, the coverage area of the transmitters, the local topography, soil types and other environmental factors. It is required that a permit be issued in compliance with the requirements of Article 6, Section 15 of these regulations.

UNIT 35: TRANSPORTATION SERVICES

Establishments primarily engaged in furnishing local and suburban passenger transportation including taxicabs, ambulance service, passenger bus station and terminal, transportation charter service, nonprofit transit services and school buses.

UNIT 49: COMMERCIAL ASSEMBLY

Commercial facilities that typically offer enough floor area to accommodate several thousand attendees for conferences, seminars, specific industry showcase and demonstration of products and services, etc. A facility could be attached to or adjacent to facility accommodations for sleeping, for food preparation and eating, recreation, entertainment, resource facilities and meeting rooms.

CONDITIONAL USES PERMISSIBLE ON APPEAL: 2, 3, 16, 48, 51

UNIT 2: CITYWIDE USES BY CONDITIONAL USE PERMIT

Public and private uses which may be conducted anywhere in the territorial jurisdiction, but which can be objectionable to nearby uses due to noise or smell and are, therefore, permitted subject to conditional use permits in all districts.

UNIT 3: UTILITY FACILITIES

Public protection and utility equipment which: (a) is ordinarily not located in street right-of-way and can be significantly objectionable to nearby residential, commercial, and light industrial uses; and (b) have requirements for specific locations or are needed to serve residential neighborhoods or other local areas. These uses include facilities of public service corporations other than offices.

UNIT 16: OFFICES, STUDIOS AND RELATED SERVICES

Offices, studios, medical and dental clinics and labs, and other compatible or supporting business services and sales

UNIT 48: AUTOMOTIVE, MACHINERY, AND EQUIPMENT OPEN DISPLAY RETAIL SALES

Automotive and equipment retail uses which serve the needs of the motoring public and are characterized by a high level of vehicular ingress and egress and because of the type of material or transportation requirements requires display and store outside the confines of an enclosed building. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping centers.

Specific uses:

Automobile, light truck sales and rental., Hauling and storage company., Heavy Equipment sales and rental., Landscape service., Machinery sales and service., Marine equipment, boat sales or rental., Mobile home sales or rental., Motorcycle sales or rental areas., Recreational vehicle, trailer sales and rental., Semi tractor trailer sales and rental.,

Swimming pool sale and supply., Tool and equipment rental (with outside display).

UNIT 51: AIRPORT HANGER WITH FLIGHT CREW

A building designed and used primarily for aeronautical purposes which provides space for aircraft storage and service activities. Flight crew quarters may be provided in the airport hangar as an accessory use designed for overnights and resting periods, not to exceed two (2) weeks

continuous occupancy, for flight crews, aircraft owners or operators, guests, customers, or the families or relatives of same and shall not be utilized as an independent residence for lease or rent. All flight crew or caretaker quarters will be required to obtain a separate certificate of occupancy upon inspection by building and fire officials and a determination that all adopted building and fire code requirements have been addressed.

TEMPORARY USES: 32

UNIT 32: TEMPORARY BUILDINGS AND/OR STORAGE

Temporary buildings to be used for the same purposes a

permanent structure may be used for once the permanent structure is completed on the property

HEIGHT REGULATIONS

There shall be no maximum height limits in I-1 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30'
Front setback if parking is allowed between R-O-W and the building	50'
Side setback (subject to applicable fire and building codes)	0
Rear setback	25'
Setbacks adjacent to residential uses	50'

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.