

CHAPTER XI

I-1 INDUSTRIAL DISTRICT

SECTION 11.01 DESCRIPTION AND PURPOSE. This district permits by right certain listed industrial uses. This district also allows as a SPECIAL USE other industrial uses not specifically listed herein. (Amendment Ordinance No. 40, 7-28-90)

SECTION 11.02 USE REGULATIONS. (Amendment Ordinance No. 40, 7-28-90) Land, BUILDINGS and STRUCTURES in this Zoning District used for the following purposes only:

- (a) The manufacture, only by electricity or gas, of pottery and figurines or other ceramic products, using only previously pulverized clay;
- (b) Bottling plants and dairies;
- (c) Crating and packing services;
- (d) Dry cleaning and laundries;
- (e) Printing shops;
- (f) Sign painting and servicing shops;
- (g) Warehouses and storage;
- (h) Business SIGNS, real estate SIGNS, subject to the requirements of Section 14.12 and any other applicable provisions of this Zoning Ordinance.

Each use described in (a) through (g) above shall be conducted within a completely enclosed BUILDING. All of the above uses shall be conducted so that no noise, smoke, dust, vibration, or any other like nuisance shall adversely affect the surrounding neighborhood.

- (i) Other industrial uses shall be allowed if authorized by the Planning Commission as a SPECIAL USE. In considering such authorization, the Planning Commission shall comply with the requirements of Chapter XVII and any other applicable provisions of the Zoning Ordinance, and shall consider the following factors:

- (1) Ingress and egress to the land in question and the proposed BUILDINGS and STRUCTURES thereon with particular attention to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency;
- (2) Off-street parking and loading areas where required with particular attention to the items in subparagraph (1) above;
- (3) Refuse and service areas with particular reference to the items in subparagraphs (1) and (2) above;
- (4) Utilities with particular attention to locations, availability, and compatibility;
- (5) Screens and buffers with particular attention to type, dimensions, and character;
- (6) Any SIGNS and proposed exterior lighting, with particular attention to glare, traffic safety, economic effect, and compatibility and harmony with the surrounding neighborhood;
- (7) Required YARDS and other OPEN SPACES;
- (8) General compatibility with and proximity to the surrounding neighborhood;
- (9) The size, nature, and character of the proposed use;
- (10) Any hazard which would be occasioned by the proposed use;
- (11) Any environmental effect of the proposed use, such as noise, smoke, dust, vibration or other similar effect; and
- (12) The physical appearance of the proposed use and its compatibility with adjoining land uses and land uses in the surrounding neighborhood.

SECTION 11.03 HEIGHT REGULATIONS. No BUILDING or STRUCTURE shall exceed forty-five (45) feet in height. (Amendment Ordinance No.89, 03-12-97)

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 one (1) acre, and the minimum lot width shall be one hundred ten (110) feet. (Amendment Ordinance No.105, 5-12-99)
- (e) BUILDING Location - No BUILDING shall be located closer than the height of the BUILDING or fifty (50) feet, whichever is greater, to any property line adjoining any lot in the AG or any R Zoning District. (Amendment Ordinance No.105, 5-12-99)
- (f) Screening - Each side YARD and each rear YARD of lots in the I-1 Zoning District shall be screened with two staggered rows of evergreen trees, at least six (6) feet in height and planted eight (8) feet apart (i.e. from tree center to tree center). (Amendment Ordinance No.105, 5-12-99)