

**ARTICLE 11.00  
I-1 LIGHT INDUSTRIAL DISTRICT**

- SECTIONS: 11.01 Intent  
11.02 Permissive Uses  
11.03 Permitted Special Uses  
11.04 Conditional Uses  
11.05 Accessory Uses  
11.06 Parking Regulations  
11.07 Sign Regulations  
11.08 Density, Area, Yard and Height Regulations

11.01 INTENT. This district is intended to provide for a number of light manufacturing, wholesale, warehousing, and service uses in an attractive industrial park like setting. These uses do not depend on frequent personal visits from customers or clients and do not include residences, apartments, or commercial uses which are primarily retail in nature. It is the intention of this district to provide high amenity industrial development along the major roads and adjacent to residential areas, while allowing for slightly heavier development in the interior of the industrial areas.

11.02 PERMISSIVE USES. A building or premises shall be permitted to be used for the following purposes in the I-1 Light Industrial District:

- (a) Public utility facility, electrical substation.
- (b) Antenna support structure.
- (c) Any permissive use except personal services listed in the C Commercial District.

11.03 PERMITTED SPECIAL USES. A building or premises may be used for the following purposes in the I-1 Light Industrial District in conformance with the conditions prescribed herein or by obtaining a conditional use permit for such use in conformance with the requirements of Article 19.00:

- (a) Warehousing, repair services, wholesale trade, light manufacturing provided:
  - (1) For outside storage areas, a screening plan shall be submitted for staff approval.
  - (2) There is no storage of a regulated substance on the premises.
  - (3) The building contains 20,000 square feet of area or less.
- (b) Veterinarian clinic provided there is no outside kenneling of animals.
- (c) Frozen food locker provided there is no slaughtering of animals on the premises.
- (d) Off-premise signs in conformance with Article 17A.00.
- (e) Telecommunications tower, subject to:
  - (1) A minimum distance of 300' from the telecommunications tower to any

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- residentially zoned or used property measured from the base of the telecommunications tower to the property line.
  - (2) A minimum distance of 2 mile between telecommunications towers measured from the base of one telecommunications tower to the base of another.
  - (3) Stealth design approved by the County Planning Director.
- (f). Retailing or personal service as an accessory use when in conjunction with a primary use of wholesaling or manufacturing.

**11.04 CONDITIONAL USES.** A building or premises may be used for the following purposes in the I-1 Light Industrial District if a conditional use permit for such use has been obtained in conformance with the requirements of Article 19.00:

- (a) Asphalt mixing plant, ready-mix concrete plant.
- (b) Extraction of rock, sand and gravel in conformance with Article 15.14.
- (c) Airport/heliport.
- (d) Any conditional use listed in the C Commercial District.
- (e) Broadcast tower.
- (f) Salvage Operation in accordance with Article 15.08 (amended 8-17-09 by MC30-02)
- (g) Recycling Processing Facility. (amended 8-17-09 by MC30-02)
- (h) Solar energy conversion system in conformance with Article 15.09. (amended 7-28-14 by MC30-34-14)

**11.05 ACCESSORY USES.** Accessory uses and buildings permitted in the I-1 Light Industrial District are accessory buildings and uses customarily incident to any permitted uses in this district.

**11.06 PARKING REGULATIONS.** Parking within the I-1 Light Industrial District shall be regulated in conformance with the provisions of Article 16.00.

**11.07 SIGN REGULATIONS.** Signs within the I-1 Light Industrial District shall be regulated in conformance with the provisions of Article 17.00.

**11.08 DENSITY, AREA, YARD AND HEIGHT REGULATIONS.** The maximum height and minimum lot requirements within the I-1 Light Industrial District shall be as follows:

(a) General requirements:

	<u>All Uses</u>
Density.....	----
Lot Area.....	----
Lot Width.....	----
Front Yard.....	30'
Side Yard.....	10'
Rear Yard.....	20'
Maximum Height.....	45'

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- (b) There shall be a required front yard on each street side of a double frontage lot.
- (c) There shall be a required front yard on each street side of a corner lot.