

**ARTICLE 7.00  
I-1 LIGHT INDUSTRIAL DISTRICT**

SECTIONS: 7.01 Intent  
7.02 Permissive Uses  
7.03 Permitted Special Uses  
7.04 Conditional Uses  
7.05 Accessory Uses  
7.06 Parking Regulations  
7.07 Sign Regulations  
7.08 Density, Area, Yard and Height Regulations

**7.01 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.

**7.02 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. *(amended by MC16-65-03)*
- (C). Office.
- (D). Bank or financial institution. *(amended by MC16-69-04)*
- (E). Indoor recreation facility. *(amended by MC16-69-04)*
- (F). Mortuary. *(amended by MC16-69-04)*
- (G). Nursery or greenhouse. *(amended by MC16-69-04)*

**7.03 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 for such use in conformance with the requirements of Article 19.00:

- (A). Communication facilities, warehousing and repair services provided:
  - (1). There is no outside storage on the premises.
  - (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 17.00.

**I-1 LIGHT  
INDUSTRIAL  
DISTRICT**

- (E). Telecommunication and broadcast tower in conformance with Article 12.12.  
*(amended by MC16-65-03)*

*(amended by MC16-69-04)*

- (F). Retail sales and trade, personal services, communication facilities, and warehousing provided:
- (1). There is no outside storage.
  - (2). There is no storage of a regulated substance.

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

- (A). Light manufacturing.
- (B). Extraction of rock, sand and gravel in conformance with Article 12.08.
- (C). Airport/heliport.
- (D). Group day care, day care center, group home. *(amended by MC16-69-04)*
- (E). Any conditional use listed in the C Commercial District.
- (F). Solar energy conversion system in conformance with Article 12.15. *(amended by MC16-135-14)*

**7.05 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.

**7.06 PARKING REGULATIONS.** Parking within the I-1 Light Industrial District shall be regulated in conformance with the provisions of Article 15.00.

**7.07 SIGN REGULATIONS.** Signs within the I-1 Light Industrial District shall be regulated in conformance with the provisions of Article 16.00.

**7.08 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'

**I-1 LIGHT  
INDUSTRIAL  
DISTRICT**

- (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.