

CHAPTER IX. "I-1" LIGHT INDUSTRIAL DISTRICT

ARTICLE 1. General Provisions

ARTICLE 1. GENERAL PROVISIONS

- 9-101. APPLICATION. The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations for the "I-1" Light Industrial District. The purpose of this District is to provide for light manufacturing, fabricating, warehousing, and wholesale distributing. The District is designed to accommodate industrial activities which produce few external effects that may adversely affect the surrounding area.
- 9-102. USE REGULATIONS. In District "I-1", no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, relocated, or altered except for one or more of the following uses:
1. Any use permitted in "B-2" Community Business District or in "B-3" Central Business District except that no residential use shall be allowed.
 2. Manufacturing, processing, fabrication, assembling, disassembling, packaging, repairing, cleaning, servicing, or testing any commodity except for those permitted only in the "I-3" Heavy Industrial District and in the "I-2" Medium Industrial District.
 3. Warehousing or wholesaling of any commodity except those permitted only in the "I-3" Heavy Industrial District.
 4. Public and private utility facilities.
 5. Business services such as testing, photo processing, equipment rental, leasing, employment agencies, places of assembly, printing, exterminating, custom maintenance, and delivery services.
 6. General and special trades contractors.
 7. Sales of building materials, contractor's equipment, furniture, office, hotel and restaurant supplies, machines, and metals.
 8. Accessory uses customarily incident to the above uses and located on the same lot therewith.

- 9-103. PERFORMANCE STANDARDS. The Performance Standards for permitted uses are contained in Chapter 13 of these Regulations.
- 9-104. PARKING REGULATIONS. The Parking Regulations for permitted uses are contained in Chapter 14 of these Regulations.
- 9-105. OFF-STREET LOADING REGULATIONS. The Off-Street Loading Regulations for permitted uses are contained in Chapter 15 of these Regulations.
- 9-106. SIGN REGULATIONS. The Sign Regulations are contained in Chapter 16 of these Regulations.
- 9-107. HEIGHT, AREA AND BULK REGULATIONS. In the “I-1” Light Industrial District the minimum dimensions of lots and yards and the minimum lot area per family permitted on any lot shall be as follows:
1. HEIGHT. Buildings or structures shall not exceed 35 feet and/or 2 stories in height.
 2. FRONT YARD. The depth of the front yard shall be at least 25 feet.
 3. SIDE YARD. The depth of the side yard shall be at least 10 feet.
 4. REAR YARD. The depth of the rear yard shall be at least 25 feet.
 5. LOT DIMENSIONS. The minimum width of a lot shall be 115 feet. The minimum depth of a lot shall be 125 feet.
 6. LOT AREA PER NEIGHBORHOOD BUSINESS. Every light industrial business hereafter erected, constructed, reconstructed, moved, or altered shall provide a minimum lot area of 14,375 square feet.

The Area and Bulk Regulations are also set forth in the chart found in Chapter 17. Said chart and all notations and requirements shown therein shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

- 9-108. SUPPLEMENTARY HEIGHT, AREA, AND BULK REGULATIONS. The Supplementary Height, Area, and Bulk Regulations are contained in Chapter 18 of these Regulations.
- 9-109. SUPPLEMENTARY USE REGULATIONS. The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Chapter 19 of these regulations.