

## DIVISION 14. - I-1 LIGHT INDUSTRIAL DISTRICT

### Sec. 23-491. - Intent.

The I-1 light industrial district is intended for wholesale and light industrial uses where resultant noise, odors, pollution, and congestion are almost nonexistent. Residential development is prohibited. This district is not suitable for heavy industrial uses.

(Ord. No. 001-2001, § 20.1, 2-13-2001)

### Sec. 23-492. - Permitted uses.

Structures and land may be used for only the following purposes:

- (1) Office buildings.
- (2) Ice plants.
- (3) Public utility structures and buildings, including electric and natural gas substations, telephone exchanges, communication towers, radio and television stations, and similar structures for the storage of supplies, equipment or service operations.
- (4) Automobile and travel trailer sales (new and used).
- (5) Scientific and technology industries and parks.
- (6) Vehicle laundries or carwashes.
- (7) Drive-in restaurants.
- (8) Vehicle service stations, repair garages, or mechanic/body establishments.
- (9) Dry cleaning and laundry facilities.
- (10) Veterinary hospitals or clinics.
- (11) Recreation, amusement, and entertainment establishments.
- (12) Contractors' storage and equipment yards.
- (13) Building and lumber supply establishments.
- (14) Establishments for repair, assembly or processing and light manufacturing which is not objectionable by reason of smoke, dust, odor, bright lights, noise, or vibration.
- (15) Wholesale warehouses.
- (16) Clothing and fabric outlets to allow retail to coincide with the manufacturing.

(Ord. No. 001-2001, § 20.2, 2-13-2001)

### Sec. 23-493. - Conditional uses.

Structures and land may be used under specific conditions for only the following purposes:

- (1) Churches and other places of worship with attendant educational and recreational buildings, and their appurtenant accessory uses (e.g., cemeteries, mausoleums, etc.).
- (2) Clinics.
- (3) Theaters, including drive-in theaters.
- (4) Bus, railroad and air terminals.
- (5) Places of assembly including auditoriums, stadiums, coliseums and dancehalls.
- (6) Produce and farmers' market.
- (7) Motels and hotels.
- (8) Truck terminals.
- (9) Auto auctions.
- (10) Trade shops including sheet metal, roofing, upholstering, electrical, plumbing, Venetian blinds, cabinetmaking and carpentry, rug and carpet cleaning, and sign painting, provided that all operations are conducted entirely within a building.
- (11) Frozen dessert and milk processing plants.
- (12) Milk bottling and distribution plants and ice cream manufacturing plants.
- (13) Vehicle repair garages, mechanical and body establishments.

(Ord. No. 001-2001, § 20.3, 2-13-2001)

Sec. 23-494. - Lot and area requirements.

No development or construction shall be located on a tract containing less than 22,000 square feet.

(Ord. No. 001-2001, § 20.4, 2-13-2001)

Sec. 23-495. - Yard requirements (building setback distance).

The following minimum setback requirements shall be provided for all buildings or structures, as measured from street right-of-way lines:

- (1) Front yard: 50 feet for major and minor streets;
- (2) Rear yard: 50 feet; and
- (3) Side yard: 50 feet.

(Ord. No. 001-2001, § 20.5, 2-13-2001)

Sec. 23-496. - Minimum lot width regulations.

The lot width must front a city, county, state or federally maintained street, road, or highway and which has been legally recorded and maintained as such. The minimum width of such lot shall be no less than 125 feet.

(Ord. No. 001-2001, § 20.6, 2-13-2001)

Sec. 23-497. - Building height regulations.

No structure shall exceed 60 feet in height.

(Ord. No. 001-2001, § 20.7, 2-13-2001)

Sec. 23-498. - Parking space standards.

Parking space standards shall be as established in article V, division 3 of this chapter.

(Ord. No. 001-2001, § 20.8, 2-13-2001)

Secs. 23-499—23-520. - Reserved.