

201.06 "I-1" Industrial District. This district is intended to provide for areas of development by industrial firms that have high standards of performance and that can locate in close proximity to residential and business uses. The district regulations are designed to permit the development of any manufacturing or industrial operations which on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the community as a whole, by reasons of noise, dust, smoke, odor, traffic, physical appearance, or other similar factors. Outdoor storage is allowed in this district when the material is enclosed within a fence (solid or otherwise impenetrable, such as chain link) at least 6 feet high and said fence is within required setback lines. All industrial operations must be in an enclosed building. No residential uses are permitted in the Light Industrial District. The following tables detail principal and accessory uses in the I-1 district; special exceptions, which require approval of the Board of Adjustment; and setback, area, and height requirements.

TABLE 201.06A

USES IN THE I-1 INDUSTRIAL DISTRICT

<p>Permitted Principal Uses Principal uses that are permitted in the LI district.</p>	<p>Permitted Accessory Uses Uses customarily incidental and subordinate to principal permitted uses, and only permitted if there is an existing permitted principal use</p>	<p>Prohibited Uses Uses that are not permitted in the L1 district.</p>
<ul style="list-style-type: none"> • Any use or structure permitted and as regulated in 201.05, except as hereinafter modified. • The following uses if located not less than 100 feet from any residential district, provided any such operations are enclosed by a solid wall or fence not less than six feet in height: <ul style="list-style-type: none"> ▪ Builder or contractor's plant or storage yard. ▪ Building material sales and storage yard, including concrete mixing. ▪ Lumber yard, including millwork. ▪ Open yard for storage and sale of feed, fertilizer, or fuel. • The following uses, providing no part of a building occupied by such uses shall have openings other than stationary windows or required fire exits within 100 feet of a residential district: <ul style="list-style-type: none"> ▪ Automobile repair garage doing major repair, including tire retreading or recapping, battery service, and repair. ▪ The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, milk, and food products. ▪ The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared material: canvas, cellophane, cloth, fiber, glass, leather, paper, plastics, precious or semi-precious metals or stone, rubber, textiles, wood and yarn. ▪ The manufacture or assembly of electrical appliances, electronic instruments and devices, phonographs, radio and television sets, (continued on next page) 	<ul style="list-style-type: none"> • "B-1" Business District accessory uses. • Other accessory uses customarily incidental to a permitted principle use, including signs as regulated by Section 203. 	<ul style="list-style-type: none"> • Residential Dwellings, except for watchman or caretaker on the premises. • Schools, hospitals, clinics, and other institutions for human care, except when incidental to a permitted principal use. • Auto salvage and wrecking operations, industrial metal and waste salvage operations, and junk yards.

(continued from previous page) electric and neon signs, refrigerators and stoves. <ul style="list-style-type: none"> ▪ Laboratory experimental, film or testing. • Trucking or motor freight terminals, provided that service yards or docks are at least 100 feet from any lot in any residential district. • Any other use that is determined by the Board of Adjustment to be of the same general character as the foregoing permitted uses, but not including any use which may become noxious or offensive in an "I-1" District. 	Permitted Principal Uses	TABLE 201.07A
	Permitted Accessory Uses	TABLE 201.07B
	Other Prohibited Uses	TABLE 201.07C

TABLE 201.06B		MINIMUM SETBACK, AREA, & HEIGHT REQUIREMENTS IN THE I-1-INDUSTRIAL DISTRICT*			
Minimum Lot Area	Minimum Lot Width	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Height of Permitted Uses
None	None	PRINCIPAL USES			
		25 feet	Equal to building height	Equal to building height, but not less than 20 feet	3 stories of 50 feet
		ADDITIONAL BUILDINGS & STRUCTURES			

*See Section 103 for explanations regarding setback & yard measurement. Subject to the additional requirements, exceptions and modifications in Section 204. See Section 204.09 for modifications and exceptions of setback, area, & height requirements as well as other requirements that may apply to principal and accessory uses.

TABLE 201.07B		MINIMUM SETBACK, AREA, & HEIGHT REQUIREMENTS IN THE I-1-INDUSTRIAL DISTRICT*			
Minimum Lot Area	Minimum Lot Width	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Height of Permitted Uses
300 feet	100 feet	PRINCIPAL USES			
		10 feet	Equal to building height, but not less than 20 feet	Equal to building height, but not less than 20 feet	3 stories of 50 feet
		ADDITIONAL BUILDINGS & STRUCTURES			

*See Section 103 for explanations regarding setback & yard measurement. Subject to the additional requirements, exceptions and modifications in Section 204. See Section 204.09 for modifications and exceptions of setback, area, & height requirements as well as other requirements that may apply to principal and accessory uses.