Sec. 6-3-43. I-1 light industrial district.

(a) ***Purpose.*** The purpose of this district is to provide for certain types of business and manufacturing, relatively free from offense, in modern landscaped buildings, and to provide opportunities for employment closer to places of residence with corresponding reduction of travel time from home and work. Commercial uses are permitted for service to employees in the district. Typical development in the district would be that which is commonly known as an industrial park.

(b) ***Permitted uses.*** Any building or use may be used for the following purposes, provided such building or use shall comply with the performance standards set forth in section 6-3-113:

(1) (Reserved.)

(2) All uses in the C-2 district.

(3) Agricultural, including general farming, truck gardens, cultivation of field crops, orchards, groves or similar activities, dairy farming, keeping or raising for sale of animals, fish, birds and poultry, including structures for processing and sale of products raised on the premises; provided the commercial slaughtering and processing of cattle, cows, hogs and similar size animals shall not be conducted on the premises.

(4) Contractors shop and storage yard.

(5) Fairground.

(6) Manufacturing, fabricating, processing or assembling of the following and similar products: Boats, Bolts, nuts, screws, washers, rivets or rails, Staples and similar items, Clothing Pharmaceuticals, Furniture and wood products, Glass products, Hand tool and hardwood products, Ice, Musical instruments, games or toys, Office machines, Plastic products, Silverware, Signs, Sporting goods and Textiles.

(7) Mobile or manufactured homes, provided the following conditions are met:

a. The structure must be used as an on-site trailer;

b. The tenant must be employed by the industry and serve as the security officer for the site;

c. The structure cannot be used for lease purposes;

d. The structure shall conform to setbacks of 20 feet from the front, ten feet from the side, and 20 feet from the rear;

e. The structure must meet all mobile home requirements of the applicable building codes and all rules and regulations of the building inspection department;

f. A common security system shall be shared in industrial parks rather than permitting mobile/manufactured homes on individual parcels; and

g. The structure shall not remain vacant for a period longer than 90 days.

(8) Railroad facilities.

(9) Storage yard other than for scrap metal, wrecked automobiles or junk.

(10) Tobacco storage and processing.

(11) Truck terminal.

(12) Warehouse.

(13) Welding shop.

(14) Accessory uses and structures customarily incidental to permitted uses.

(15) Solid waste transfer station.

(c) ***Sign regulations.*** Same as the C-2 district.

(d) ***Development standards.***

(1) Minimum front yard: 40 feet.

(2) Minimum side and rear yard: None.

(3) Maximum height of buildings: Unrestricted.

(4) Maximum height of signs: 50 feet.

(e) ***Offstreet parking and loading regulations.*** See article H of this chapter

(f) ***Bufferyard requirements.*** Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are set forth in article E of this chapter, pertaining to bufferyards.

(Ord. No. 13-86, § IV.L, 12-2-86; Ord. No. 8-98, § I, 2-17-98; Ord. No. 14-99, § VIII, 4-20-99)