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I-1: LIGHT INDUSTRIAL DISTRICT

This district is intended to provide for a number of light manufacturing, wholesale, warehousing, and service uses in an attractive industrial park-like setting.

8.01 Permitted Uses

Permitted Use	Applicable Standards
Wholesale trade	10.02, 10.04, 10.05, 10.06, 10.12
Light manufacturing	10.02, 10.04, 10.05, 10.06, 10.12
Contractor's shop/storage yard	10.02, 10.04, 10.05, 10.06, 10.12 Subject to screening of all outdoor storage from view.
Office	10.02, 10.04, 10.05, 10.06, 10.12
Public utility facility	10.02, 10.04, 10.05, 10.06, 10.12
Frozen food locker	10.02, 10.04, 10.05, 10.06, 10.12
Wireless communication facility on existing support structure	10.02, 10.04, 10.05, 10.06, 10.10, 10.12
Printing plant	10.02, 10.04, 10.05, 10.06, 10.12
Motor vehicle service station	10.02, 10.04, 10.05, 10.06, 10.12
Electrical substation	10.02, 10.12 Opaque screen, six feet in height, shall be located as far back as all setback lines.
Warehouse, mini-warehouse	10.02, 10.04, 10.05, 10.06, 10.12 The materials stored on the premises shall have a level 1 or below in the Fire Protection Guide on Hazardous Materials.
Lumberyard	10.02, 10.04, 10.05, 10.06, 10.12

Permitted Use	Applicable Standards
Retail trade or service	10.02, 10.04, 10.05, 10.06, 10.12 Only when it is an accessory use when in conjunction with the primary use of wholesaling or manufacturing.
Truck or bus wash	10.02, 10.04, 10.05, 10.06, 10.12 All water from the truck or bus wash being contained on the site.
Truck repair, sales, and service	10.02, 10.04, 10.05, 10.06, 10.12 Subject to no unscreened outdoor storage of parts.
Farm store or feed store	10.02, 10.04, 10.05, 10.06, 10.12 Only accessory storage of fertilizer or farm chemicals on the site.
Farm implement sales, display and service	10.02, 10.04, 10.05, 10.06, 10.12
Accessory structure (i.e. garage, shed)	10.02, 10.03 (see definition)

3.02 Conditional Uses

Conditional Use	Applicable Standards
Telecommunications Tower	10.02, 10.04, 10.05, 10.06, 10.10, 10.12, 17.01
Off-premise sign	10.02, 10.07, 17.01
Bus/truck terminal	10.02, 10.04, 10.05, 10.06, 10.12, 17.01
Recycling collection or processing facility	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Screening of all recyclable material from view.
Automobile storage yard	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Screening of the storage yard with fence, vegetation or placement on the lot.
Broadcast tower	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 Located at least three hundred feet from a residential district.
Motor vehicle repair shop	10.02, 10.04, 10.05, 10.06, 10.12, 17.01 An adequate number of parking spots to store the cars and screen parts and materials from view.

Conditional Use	Applicable Standards
Municipally owned waste water treatment facility	10.02, 10.04, 10.05, 10.06, 10.12, 17.01

8.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 10.04).

	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
All Uses	NA	75 feet	25 feet see #4	10 feet see #2, #4	20 feet see #3	45 feet see #1

Exceptions

- #1 A conditional use permit will be required for any structure having a maximum height exceeding 45 feet. (See 17.01)
- #2 A side yard of 15 feet shall be required only where a lot is adjacent to or abuts a residential district.
- #3 A rear yard of 25 feet shall be required where a lot is adjacent to or abuts a residential district.
- #4 There shall be a required front yard on each street side of a double frontage lot. There shall be a required front yard on each street side of a corner lot.
- #5 See also Adjustment to Yard Regulations (Chapter 11) for other specific exceptions.
- #6 Waste water treatment facilities are exempt from minimum yard or set back requirements.