

Chapter 9

"I-1" INDUSTRIAL DISTRICT

Section: 1.09

- 1.0901 Use Regulations
- 1.0902 Special Exception
- 1.0903 Site Development Regulations

1.0901 USE REGULATIONS: Within the "I-1" Industrial District, unless otherwise provided in this Title, no building or land shall be used for other than on or more of the following purposes:

1. COMMERCIAL USES
 - Administrative and Business offices
 - Agricultural Sales and Services
 - Automotive Rentals
 - Automotive Repair Services
 - Automotive Sales
 - Automotive Washing
 - Building Maintenance Services
 - Business Support Services
 - Business or Trade School
 - Communications Services
 - Construction Sales and Service
 - Convenience Storage
 - Equipment Sales
 - Equipment Repair Services
 - Kennels
 - Laundry Services
 - Research Services
 - Service Stations (added Ord.206)
 - Vehicle Storage
 - Veterinary Services
2. INDUSTRIAL USES
 - Basic Industry
 - Custom Manufacturing
 - General Warehousing / Distribution
 - Limited Warehousing / Distribution
 - Resource Extraction
3. CIVIC USES
 - Administrative Services
 - Aviation Facilities
 - Local Utility Services
 - Major Utility Services
 - Maintenance and Service
 - Park and Recreation Services
 - Postal Facilities

1.0902 SPECIAL EXCEPTIONS: The following uses and structures may be permitted in the "I-1" Industrial District subject to the approval of the Board of Adjustment:

1. COMMERCIAL USES
Outdoor Sports and Recreation
Outdoor Entertainment
Scrap and Salvage Services
2. CIVIC USES
Public Assembly
Safety Services
Transportation Terminals
3. INDUSTRIAL USES
Stockyards
Animal Processing [amend, Resol.102389A]

1.0903 SITE DEVELOPMENT REGULATIONS: Each site in the District shall be subject to the following site development regulations:

<u>Feature</u>	<u>Regulations</u>
Lot Area	Minimum lot area, 20,000 square feet
Lot Width	Minimum lot width, 100 feet
Height	Maximum height, none
Front Yard	Minimum required setback, 45 feet
Street Side Yard	Minimum required setback, 45 feet
Interior Side Yard	Minimum required setback, 50 feet, only if abutting a Residential District.
Rear Yard	Minimum required setback, 50 feet