

**I-1 "Light Industrial"** This district is established to implement comprehensive plan policies to provide for lower intensity of industrial development.

1) Permitted uses.

- A) Produce shipping, packing and selling facilities.
- B) Wholesale commercial warehousing.
- C) Light manufacturing.
- D) Manufacturing and assembly.
- E) Industrial bakeries and food processing.
- F) Construction storage yards.
- G) Paint/body shop.
- H) Laboratory research and development.
- I) Ancillary retail uses.
- J) Bulk storage of fuel or other chemicals.
- K) Carnival/circus.
- L) Outdoor storage except parts and salvage.
- M) Towers.
- N) Crematories.
- O) Flea markets.
- P) Agriculturally related industry.
- Q) Boat repair.
- R) Commercial recreation/entertainment/fitness facility.
- S) Animal rehabilitation.
- T) Tents.
- U) Crematories.
- V) Incinerators.
- W) Trucking terminal.
- X) Distribution center.

2) Uses expressly prohibited.

- A) Residential dwelling units.
- B) Any use prohibited by city, state or federal law.

3) Site Plan Approval.

- A) A site development plan shall be required per Article 8, Section 65-90 of this Code prior to final project approval.

4) Design standards.

- A) The minimum lot area shall be one (1) acre.
- B) The minimum lot width shall be two hundred (200) feet measured along the building setback line.
- C) The maximum building height shall be forty (40) feet.
- D) Minimum setback requirements:
  - 1. Front yard setback:
    - a. Local roadway: Twenty Five (25) feet.
    - b. Collector roadway: Thirty (30) feet.
    - c. Arterial roadway: Thirty five (35) feet.
  - 2. Side yard setback when adjoining:
    - a. Another lot: Thirty five (35) feet.
    - b. Local roadway: Twenty five (25) feet.
    - c. Collector roadway: Thirty (30) feet.
    - d. Arterial roadway: Thirty five (35) feet.
  - 3. Rear yard setback: Thirty five (35) feet.
- E) The maximum impervious surface ratio (which includes building coverage) shall not exceed forty (40) percent.
- F) The maximum floor area ratio (FAR) shall not exceed twenty-five (25) percent.