

3-12 LIGHT INDUSTRIAL ZONE (I-1)

A. INTENT

The purpose of this Zone is to provide for certain types of business and industry, characterized by light manufacturing, fabricating, warehousing and wholesale distribution, which are relatively free from offense and which, with proper landscaping will not detract from residential desirability of adjacent properties. It is intended that such zoning be located with access to major thoroughfares and/or railroads.

B. USES FOR THE ZONE

The Permitted, Accessory and Conditional Uses for lots and structures are set forth in the Land Use Table (Table 1, Pg. 56).

C. DIMENSION AND AREA REGULATIONS

The regulations on the dimensions and area for lots and yards are set forth as follows:

- 1) Minimum Lot Size – 3.0 acres;
- 2) Minimum Lot Frontage – 210’
- 3) Minimum Width to Length Ratio – 1:3 until 300’ of road frontage;
- 4) Minimum Front Yard Setback – 50’;
- 5) Minimum Side Yard Setback –20’; 40’ adjoining commercial zones, 100’ adjoining residential and agricultural zones;
- 6) Minimum Rear Yard Setback –35’; 40’ adjoining commercial zones, 100’ adjoining residential and agricultural zones;
- 7) Maximum Lot Coverage – 0.85
- 8) Street Construction – New subdivision streets must intersect with government maintained roads with a minimum of 40 foot dedicated right-of-way and a minimum 18-foot paved road surface. To achieve street connectivity the Commission may approve secondary streets to intersect with other government maintained roads.

ADDITIONAL STANDARDS THAT MAY APPLY

Development Requirements, Pg. 73
Parking Standards, Pg. 89
Signage Standards, Pg. 97
Landscaping Standards, Pg. 103

Lighting Standards, Pg. 105
Building and Electric Permits, Pg. 117
Special Provisions, Pg. 143

- OUTDOOR STORAGE AND DISPLAY, Pg. 147
- REFUSE / GARBAGE DISPOSAL CONTAINERS, Pg. 148