

## SECTION 29

### INDUSTRIAL-1 DISTRICT (I-1)

#### 29-100 Purpose of District

The Industrial-1 District provides for a wide range of industrial uses which generate few objectionable conditions. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial-1 District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial-1 District regulations are designed to ensure compatibility among the various uses allowed in the Industrial-1 District, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

#### 29-200 Permitted Uses

Any use indicated as permitted in this district on the Schedule of Uses, Section 10-200.

#### 29-300 Lot Requirements

No requirements for minimum lot area, depth, or width are set forth.

#### 29-400 Yard (Setback) Requirements

29-410 All portions of main buildings or structures shall be set back from all property lines to provide the following minimum yards. Every part of a required yard shall be open and unobstructed as set forth in Section 11 except that an ordinary projection of window sills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, unsupported canopies and other architectural features may not project more than five (5) feet into required yards.

29-420 Gasoline service station pump islands and canopies may not be located within twenty (20) feet of a lot line adjacent to a street, measured to the nearest point of the island or canopy.

#### 29-430 Yards Adjacent to Streets

29-431 Yards adjacent to streets shall be measured from the existing or proposed right-of-way line of adjacent streets as provided for on the approved current thoroughfare plan, whichever require the greater setback. A minimum right-of-way of sixty (60) feet shall be used to compute the setback.

29-432 Minimum Front and Rear Yard for Lower Two Stories:  
Thirty (30) Feet

29-433 Minimum Side Yard for Lower Two Stories: Twenty  
(20) Feet

29-434      Setbacks Adjacent to Streets for Portions of Buildings Above Two Stories: Thirty (30) Feet

For the portions of any building above thirty (30) feet, the horizontal setback from any point on the building above thirty (30) feet to any residential district line shall be not less than twice the height of the highest point on the building above grade, or shall be not less than one-half ( $\frac{1}{2}$ ) of the height of the highest point on the building above grade from the nearest property line, whichever is greater. No front setback shall be required to be more than one-hundred (100) feet and no side or rear setback in excess of seventy-five (75) feet shall be required.

29-440      Yards and Setbacks Not Adjacent to Streets

29-441      Minimum Side and Rear Yards and Setbacks

No side or rear yard is required for the lower thirty (30) feet except where a permitted use abuts a residential district boundary line, in which event a minimum of twenty (20) feet side or rear yard shall be provided on the side or rear adjacent to such residential district. For the portions of any building above thirty (30) feet, the horizontal setback from any point on the building above thirty (30) feet to any residential district line shall be not less than twice the height of the highest point on the building above grade, or shall be not less than one-half ( $\frac{1}{2}$ ) the height of the highest point on the building above grade from the nearest property line, whichever is greater. No setback shall be required in excess of one hundred (100) feet.

**29-500      Maximum Lot Coverage**

Buildings or structures or parts thereof shall not be erected, altered, or placed so as to cover more than sixty (60) percent of the lot.

29-510      Maximum Floor Area Ratio

The maximum floor area of all structures above ground shall not exceed two (2) square feet of floor area for each one (1) square foot of site area.

**29-600      Height**

Buildings or structures may be erected to any legal height.

## Uses Permitted in the I-1 (Industrial 1) District

Air Conditioning Service  
Aircraft Repairing\*  
Ambulance Service  
Analytical Laboratory  
Animal Hospital\*  
Antenna, Commercial Type 1  
Antenna, Commercial Type 2  
Antenna, Private  
Arcade\*  
Athletic Club/Instruction, Indoor Facilities  
Athletic Club/Instruction, Outdoor Facilities  
Automobile and Motorcycle Sales, Leasing and Repair (new)\*  
Automobile and Motorcycle Sales, Leasing and Repair (used)\*  
Automobile Repair, Major  
Automobile Repair, Minor  
Bakery, Commercial  
Batching Plant, Temporary  
Battery Repairing or Rebuilding  
Bingo Hall\*  
Bottling Plant  
Building Materials  
Car Wash  
Carpet/Rug Cleaning and Repairing  
Charter School\*  
Church  
Commercial Amusement, Indoor  
Commercial Amusement, Outdoor\*  
Commercial and Industrial Equipment Repair and Service  
Commercial Laundry/Cleaner  
Commercial School  
Contractor Equipment and Storage  
Convenience Store\*  
Custodial Quarters\*  
Custom Furniture Manufacturing  
Drug Store/Pharmacy\*\*  
Dry Cleaner\*  
Electric Generating Plant\*  
Electric Substation  
Equipment Leasing, Indoor  
Equipment Leasing, Outdoor  
Financial Institution  
Firewood Bulk Sales\*  
Furniture and Appliance Sales  
Furniture and Upholstery Cleaning and Repair/Reupholstering  
Greenhouse, Commercial\*  
Guard and Patrol Service  
Helipad\*  
High Risk\*  
Home Improvement Center  
Hotel/Motel, Full Service  
Hotel/Motel, Limited Service\*

Uses Permitted in the I-1 (Industrial 1) District  
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Janitorial Service  
Kindergarten, Preschool or Child Care Center\*  
Laundromat\*  
Light Industrial  
Massage Therapy\*  
Meat and Game Processing  
Medical Laboratory\*  
Medical Office/Clinic\*  
Medical and Surgical Appliances\*\*  
Mining\*  
Motor Freight Terminal  
Neighborhood Assistance Center  
Office Equipment Sales, Repair and Maintenance  
Office, General  
Optical Dispensary\*\*  
Parking Garage or Lot, Commercial  
Pest Control  
Petroleum Products, Wholesale  
Portable Building Sales/Leasing  
Printer, Large Scale  
Printer, Small Scale  
Radio, TV, Recording Studio  
Railroad Freight Terminal  
Reception Facility\*  
Recycling Center\*  
Repair and Service Shop  
Restaurant  
Restaurant, Drive-Through\*  
Retail Sales/Personal Service\*  
Retail Sales with Gas Pumps\*  
Sanitary Landfill\*  
School, Public and Private  
Self Storage Units  
Septic Tank Service  
Sewage Treatment Plant\*  
Sexually Oriented Business  
Shooting Range, Indoor\*  
Stadium, Arena, Athletic Field\*  
Tattooing/Body Piercing Establishment\*  
Taxidermist  
Tire Dealer, No Outside Storage  
Tire Dealer, Outside Storage  
Transit Station  
Truck or Bus Storage, Commercial  
Truck or Bus Washing  
Truck Stop  
Uniform Supply Service  
Used Goods or Products Collection Point, Temporary\*  
Vehicle Pound\*  
Vehicle Sales, Leasing and Repair (other than automobile/motorcycle)

Uses Permitted in the I-1 (Industrial 1) District  
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Warehousing, General  
Water Reservoir or Well\*  
Water Treatment Plant\*  
Wholesaling, General  
Wind Generator\*  
Wrecker Service  
Wrecker Service (one)

\* Allowed by Specific Use Permit only.

\*\* Allowed as a Secondary Use only.