

## **CHAPTER 500. ZONING STANDARDS**

### **SECTION 528. I-1 LIGHT INDUSTRIAL PARK DISTRICT**

#### **528.1. Purpose**

The purpose of the I-1 Light Industrial Park District is to provide areas for the establishment of uses necessary for the development of a sound and diversified economic base and to encourage the development of these uses in a manner which will be compatible with the overall area in which located while prohibiting such uses which would interfere with the development of industrial uses or which would adversely affect the surrounding area.

#### **528.2. Permitted Uses**

##### **A. Principal Uses**

Only those industrial, manufacturing, compounding, processing, packaging, or treatment uses and processes from the following listing are permitted when and if they do not represent a health or safety hazard to the community through air, water, and noise pollution, including the production or emission of dust, smoke, refuse matter, toxic or noxious odors, explosives, gas and fumes, excessive noise or vibration, or similar substances and conditions based on determination by the zoning official.

1. Unless otherwise provided in this chapter, all Permitted Uses in the C-3 Commercial/Light Manufacturing District.
2. Building material supplies, storage, and manufacturing.
3. Banks.
4. Boat manufacturing.
5. Carpenter, electrical, plumbing, welding, heating or sheet metal shop, furniture upholstery shop, laundry and clothes cleaning or dyeing establishments, printing shop, or publishing plant.
6. Cold storage and frozen food lockers.
7. Crematory.
8. Dairy products manufacturing.
9. Data processing services.
10. Distributing plants, beverage bottling, and/or distribution.
11. Furniture, decorating materials, and upholstery manufacturing.

12. Rail and highway freight transportation, distribution, and warehousing.
13. Hospitals.
14. Animal hospital or veterinary clinic provided that any such use shall be conducted wholly within a completely enclosed building, except for fenced kennel areas, and further provided that no such fenced kennel area shall be located closer than 1,500 feet to a residential district.
15. Laboratories devoted to research, design, experimentation, processing, and fabrication incidental thereto.
16. Lumber yards.
17. Machine shops.
18. Manufacture or assembly of electrical equipment and appliances, electronic instruments, and devices.
19. Manufacturing of ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas, and the manufacturing of glass products.
20. Manufacturing, compounding, assembling, or treatment of merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, metals, stone, shell, textiles, tobacco, wax, wood, yarn, and paints.
21. Manufacturing, compounding, processing, packaging, treatment, and distribution of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food, and kindred products.
22. Manufacture of musical instruments, toys, novelties, rubber or metal stamps, and other small molded rubber products.
23. Parking lots and parking garages.
24. Photographic equipment and supplied manufacturing and processing.
25. Police and fire stations, including helicopter landing facilities.
26. Post office.
27. Professional offices.
28. Radio and television facilities and operations, telephone exchange and transformer stations, and broadcasting or communication towers and facilities.
29. Recycling operations.

30. Restaurants.
31. Shooting ranges - indoors only.
32. Sign manufacturing, including poles.
33. Technical and trade schools.
34. Testing of materials, equipment, and products.
35. Transfer stations.
36. Public transportation terminals.
37. Utility operations (electric and gas company operators; sewer and water authorities).
38. Wholesale, warehousing, and storage.
39. Other uses which are similar or compatible to the permitted uses.
40. Hotels, motels, and condotels.

**B. Accessory Uses**

1. Accessory uses customarily incidental to an allowed principal use.
2. Living quarters for guards, custodians, and caretakers when such facilities are accessory uses to the primary occupancy of the premises.
3. Parking lots and parking garages.
4. Restaurant, cafeteria, or recreational facilities for employees and other customary accessory uses for industrial uses.
5. Signs in accordance with this Code.

**528.3. Conditional Uses**

- A. Aircraft and helicopter landing fields subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no such aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- B. Automobile race tracks.
- C. Medical waste disposal facilities.
- D. Auction houses.

- E. Construction and demolition debris disposal facilities subject to all local, State, and Federal regulations.
- F. Yard trash disposal facilities.
- G. Wholesale storage of chemicals, gasoline, or liquefied petroleum gas.
- H. Wastewater treatment plants, except when accessory to a development.
- I. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone; clay; sand; natural gas; oil; and organic soils to all local, State, and Federal regulations.

**528.4. Performance Standards**

Industrial activities shall be in conformance with standards established by the County. Industrial activities shall emit no obnoxious, toxic, or corrosive dust, dirt, fly ash, fumes, vapors, or gases which can cause any damage to human health, to animals or vegetation, or to other forms of property, or which can cause any soiling or staining of persons or property at any point beyond the lot line of the use creating the emission; discharge no smoke of a consistency which will restrict the passage of sunlight beyond the property line; emit any obnoxious odor perceptible beyond the lot boundaries; produce no heat or glare perceptible beyond the lot boundaries; produce no electromagnetic radiation or radioactive emission injurious to human beings, animals, or vegetation (electromagnetic radiation or radioactive emissions shall not be of an intensity that interferes with the use of any other property); discharge of any untreated potentially dangerous effluent from plant operations into local surface or subsurface drainage courses. Any development activities occurring adjacent to existing agricultural uses shall provide adequate buffering against discharges and emissions listed above, generated by the ongoing agricultural use.

**528.5. Storage and Waste Disposal**

- A. All outdoor facilities for fuel, raw materials, and products and all fuel, raw material, and products stored outdoors shall be enclosed by an approved safety fence and visual screen and shall conform to all yard and fencing requirements imposed upon the main building in this district.
- B. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by normal natural causes or forces, nor shall any substance which can contaminate a stream or watercourse or otherwise render such stream or watercourse undesirable as a source of water supply or recreation, or which will destroy aquatic life, be allowed to enter any stream or watercourse.
- C. All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.

**528.9. Height Regulations**

The maximum building height shall be four (4) stories or sixty (60) feet. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

**528.10. On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code, Section 907.1.

**528.11. Development Plan**

Development plans shall be submitted in accordance with this Code, Chapter 400.