

## Section 07. Industrial Districts

### A. General Provisions

1. **Industrial park.** Land uses permitted in an industrial district established by this chapter may be grouped together to create an industrial park, subject to all requirements of the district.
2. **Accessory uses and structures.** Accessory uses and structures are permitted in the industrial districts in accordance with Table 743-1: Use Table. Unless specifically exempted, accessory uses and structures must meet all standards of the Zoning Ordinance, in particular the use-specific standards in Sec. 743-306 (Accessory and Temporary Uses) and the development standards of Chapter 744.

### B. Restricted Industrial District (I-1)

#### 1. Purpose

The I-1 district is designed for those industries that present the least risk to the public. In the I-1 district, uses carry on their entire operation within a completely enclosed building in such a manner that no nuisance factor is created or emitted outside the enclosed building. No storage of raw materials, manufactured products, or any other materials is permitted in the open space around the buildings. Loading and unloading berths are completely enclosed or shielded by solid

screening. This district has strict controls on the intensity of land use providing protection of each industry from the encroachment of other industries. It is usually located adjacent to protected districts and may serve as a buffer between heavier industrial districts and business or protected districts.

<b>TABLE 742-107-1 I-1 DISTRICT DIMENSIONAL STANDARDS</b>		
	<b>COMPACT</b>	<b>METRO</b>
<b>LOT STANDARDS</b>		
Minimum street frontage	35 ft.	75 ft.
<b>SETBACKS</b>		
Minimum depth front yard	See Table 744-201-6	See Table 744-201-6
Minimum front transitional yard	30 ft.	100 ft.
Minimum width of side yard	10 ft.	30 ft.
Minimum side transitional yard	30 ft.	50 ft.
Minimum depth of rear yard	10 ft.	30 ft.
Minimum rear transitional yard	30 ft.	50 ft.
<b>BUILDING STANDARDS</b>		
Maximum building height	40 ft.	40 ft.
Maximum building height along transitional yard	22 ft.	22 ft.

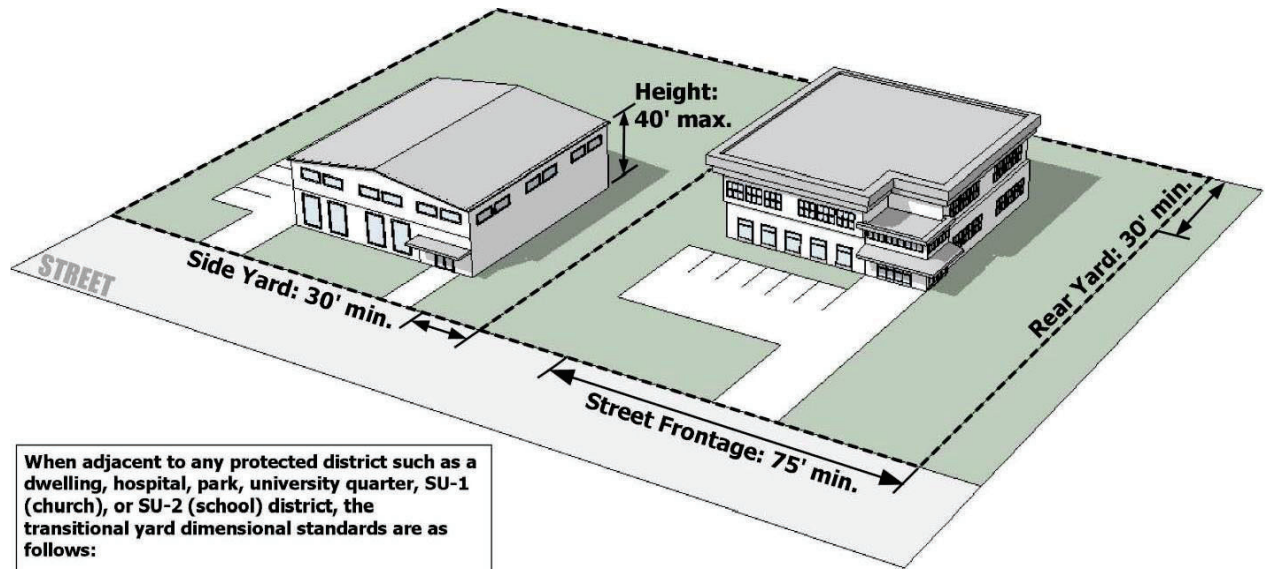
This Table is a summary of selected standards; refer to Chapter 744, Article II Lot and Building Dimensions, for additional regulations.

\*In case of a discrepancy with this summary table, the master table in Chapter 744-II governs.

## 2. Examples



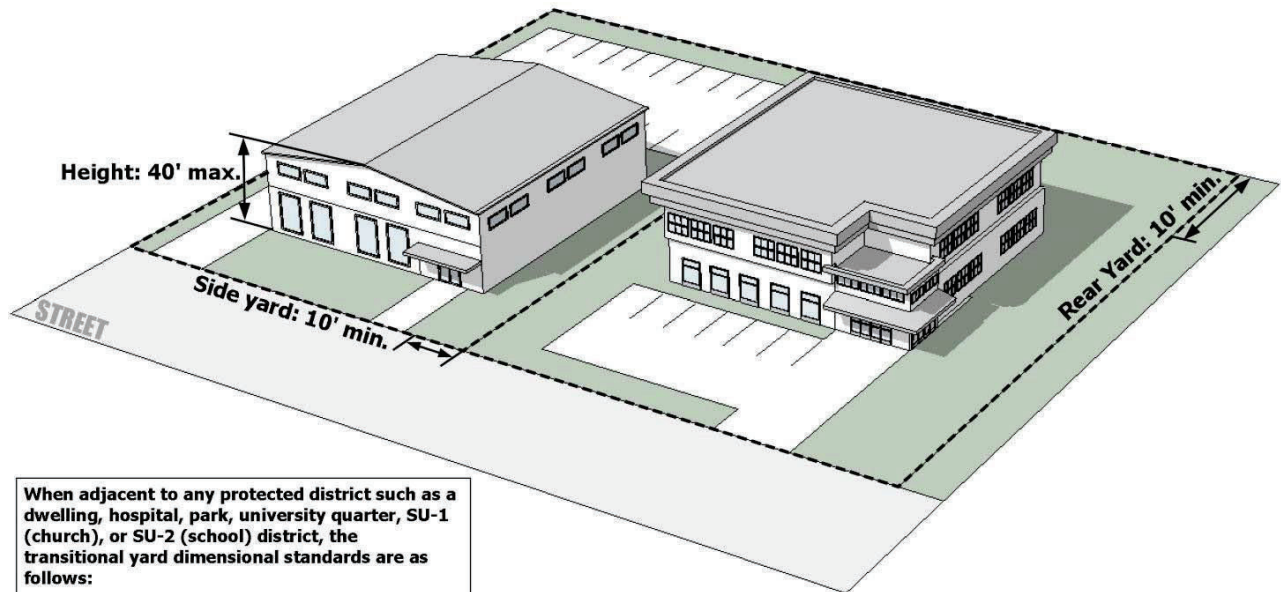
### 3. Illustration - Metro Context Area



When adjacent to any protected district such as a dwelling, hospital, park, university quarter, SU-1 (church), or SU-2 (school) district, the transitional yard dimensional standards are as follows:

- Front Transitional Yard: 100' min.
- Rear Transitional Yard: 50' min.
- Side Transitional Yard: 50' min.
- Transitional Building Height: 22' max.

### 4. Illustration - Compact Context Area



When adjacent to any protected district such as a dwelling, hospital, park, university quarter, SU-1 (church), or SU-2 (school) district, the transitional yard dimensional standards are as follows:

- Front Transitional Yard: 30' min.
- Rear Transitional Yard: 30' min.
- Side Transitional Yard: 30' min.
- Transitional Building Height: 22' max.

### 5. Other Standards

[Reserved]