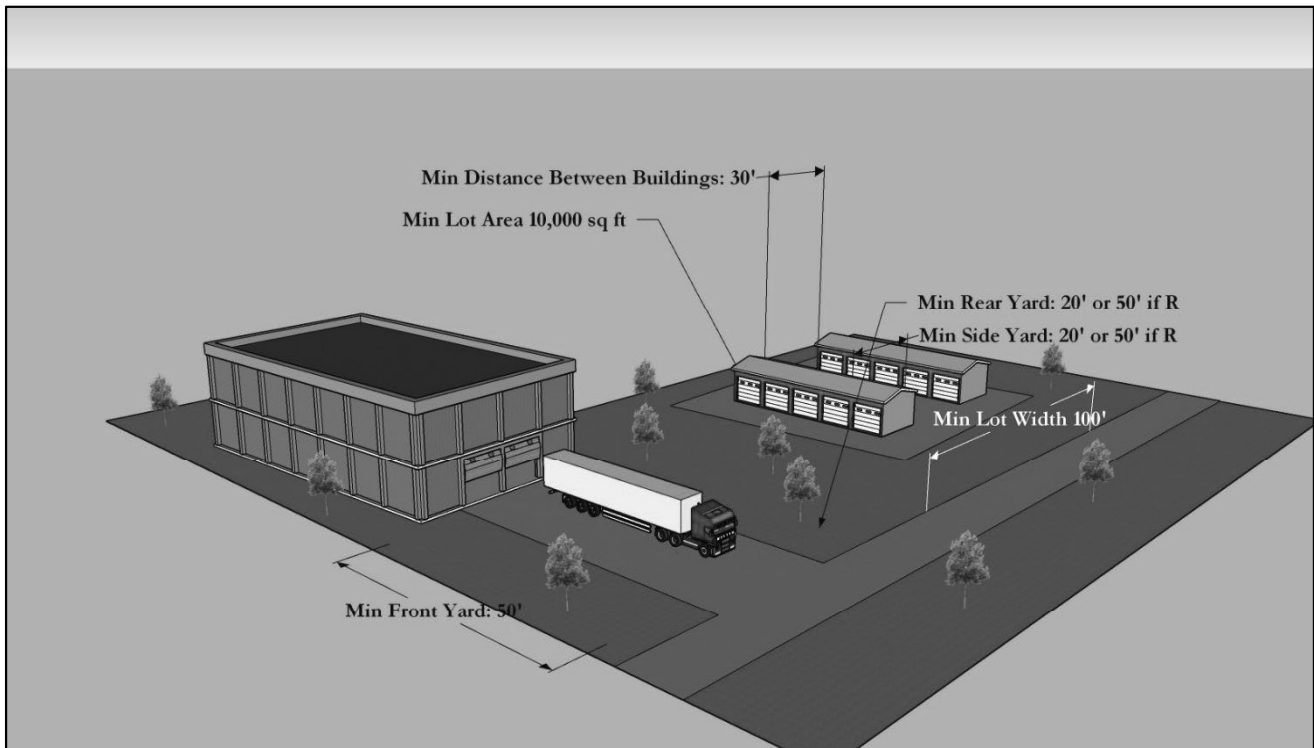


# ARTICLE XXVIII LIMITED INDUSTRIAL DISTRICT (I-1)

Dimensional Requirements			
Maximum Building Height	See 2803.01	Minimum Yards	
Minimum Lot Area	10,000 sq ft	Front Yard	50 feet
		Side Yard	20 feet*
Minimum Lot Width	100 feet	Rear Yard	20 feet*
Minimum Distance Between Buildings	30 feet		

\* See Section 2803.04 C



## SECTION 2800 - PURPOSE OF THIS DISTRICT

In accordance with one of the adopted goals of the Goals, Objectives and Policies of the City of Clinton expressed in the Comprehensive Plan adopted on June 5, 2007, the City will continue to encourage the development of lower intensity industrial uses (i.e., uses in which the industrial activity is primarily conducted indoors and which do not have objectionable characteristics, such as noise detectable off the premises, high volumes of traffic, objectionable odors, etc.). The purpose of this district is to provide areas for the exclusive development of such lower intensity manufacturing and industrial uses within fully enclosed (on all sides) buildings. It is the intent of this Ordinance that I-1 land uses be compatible with abutting districts, such as commercial districts, which will serve as transitional zones between the industrial uses and the lower intensity residential uses. The uses permitted in I-1 districts shall generate no objectionable odor, smoke, fumes, vibration, or excessive noise detectable off the premises. Such limited industrial and related uses shall be located only in areas directly accessible to major thoroughfares or railroads. It is further the intent of this Ordinance that encroachment by all residential uses be prohibited.

## SECTION 2801 - LAND USES PERMITTED

The following land uses shall be permitted in I-1 districts, provided such uses conform to standards established by appropriate Federal and State regulatory agencies:

- A. Any uses permitted in C-3 Major Thoroughfares Commercial district, SUBJECT TO ALL OF THE REGULATIONS OF THE C-3 DISTRICT.
- B. Light or limited manufacturing conducted within fully-enclosed buildings, except that the temporary storage of articles, materials, or other matter to be processed, assembled, or otherwise changed may be permitted outdoors if adequately screened or buffered. The manufacturing activities conducted in I-1 districts shall, in general, be dependent upon raw materials refined elsewhere. The following limited manufacturing uses shall be permitted, provided they are not offensive to neighboring land uses due to the emission of dust, gas, smoke, noise, fumes, odors, vibrations, fire hazards, or other objectionable influences:
  1. Processing, canning, packaging and other treatment of food products. including: bakery products, confectionary and related products, fruit and vegetable products, fish, poultry and other meat products, excluding the rendering or refining of fats and oils and the slaughtering of animals.
  2. Manufacturing, assembly or other treatment of products from the following secondary materials (previously prepared or refined materials): plastics, glass, paper, precious or semi-precious metals or stone, tobacco, and wood (excluding sawmills).
  3. Fabrication of metal products including the manufacture of: machinery (engines and turbines, farm machinery and equipment, etc.); electrical equipment and supplies; transportation equipment (including motor vehicles and parts, aircraft and parts, motorcycles, bicycles and parts, etc.); and other secondary metal manufacturing such as metal cans, cutlery; hand tools, and general hardware, heating apparatus and plumbing fixtures, metal stamping, fabricated wire products, and coating, engraving and allied services.

4. Manufacturing of pottery or similar ceramic products (using only previously prepared or pulverized clay, and kilns fired only by electricity or natural gas).
  5. Manufacturing of professional, scientific, and controlling instruments: photographic or optical goods; watches and clocks.
  6. Manufacturing of textile mill products, including broad and narrow woven fabrics and other small wares (cotton, man-made fibers, silk and wool), floor coverings (rugs and carpets), yarns and similar products.
  7. Manufacturing of apparel and other finished products made from fabrics, leather, fur and similar materials.
  8. Assembly, painting, upholstering and similar activities in connection with automobiles, trucks, farm machinery, mobile homes and related products.
- C. Warehousing and storage, provided that all storage is within enclosed structures; such warehousing may include the storage of goods manufactured on the premises as well as goods manufactured off the site.
- D. Dwellings for resident watchmen and caretakers employed on the premises of the primary permitted use.
- E. Public streets and highways.
- F. Other similar enterprises which are of the same character and nature as those specifically permitted above, but not to include those uses first permitted in the I-2 Heavy Industrial district.

#### SECTION 2802 - CONDITIONAL USES AND STRUCTURES

- A. Public and quasi-public facilities and utilities may be allowed in this district in compliance with Section 402 of this Ordinance and subject to any limitations and restrictions deemed necessary by the Mayor and Board of Aldermen.
- B. Conditional uses listed under the C-3 Major Thoroughfares Commercial District, subject to C-3 regulations.
- C. Mini-warehouses or self-storage warehouses.
- D. High-mast television and radio transmitters.
- E. Railroad rights-of-way and related facilities.
- F. Extraction of minerals, including sand and gravel, provided that when open pit operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide the City of Clinton Board of Aldermen with written proof of same.
- G. Fences in the front yards of any lot in this district (see Section 406.02 of this Ordinance).

#### SECTION 2803 - DIMENSIONAL REQUIREMENTS

2803.01 Maximum Height: The height limitations for this district shall be determined in accordance with the latest edition of the International Building Code adopted by the City.

2803.02 Minimum Lot Area: 10,000 square feet.

2803.03 Minimum Lot Width: 100 feet.

2803.04 Minimum Yards:

- A. Front yard: 50 feet. The first ten (10) feet inside this front yard setback (adjacent to the street right-of-way line) shall remain open except for entrance/exit driveways and shall be landscaped in accordance with Section 404 of this Ordinance; no parking shall be permitted in these driveways.
- B. Side yards and rear yards where NOT abutting a residential district: 20 feet; the first five (5) feet inside this side or rear yard setback (adjacent to the property line) shall be landscaped in accordance with standards adopted by the City of Clinton.
- C. Side yards and rear yards where abutting ANY residential district: 50 feet, which shall remain open and be landscaped in accordance with standards adopted by the City of Clinton; OR 20 feet, which shall remain open and be landscaped in accordance with the standards adopted by the City of Clinton AND a fence along the side or rear yards abutting such residential district; said fence shall be a minimum of six (6) feet in height and shall be constructed of brick or solid (plank-to-plank) wood. Where this fencing option is chosen, the property owner shall be responsible for the maintenance of the fence, and failure to maintain it shall constitute a violation of this Ordinance.

2803.05 Minimum Space between Separate (Detached) Buildings on the Same Lot: 30 feet. No more than two-thirds (66 %) of the space between such buildings shall be paved; the remaining area shall be landscaped in accordance with the standards adopted by the City of Clinton.

#### SECTION 2804 - SITE PLAN REQUIRED

A site plan shall be submitted to the Planning Commission in accordance with Sections 1007 through 1010 of this Ordinance.

#### SECTION 2805 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404 of this Ordinance regarding the provision of landscaping along arterial streets upon which the use abuts. Where permitted as conditional uses, the developers of public/quasi-public facilities shall comply with Section 404.

#### SECTION 2806 - REQUIREMENTS FOR OFF-STREET PARKING, LOADING AND ACCESS CONTROL

See Article V for off-street parking, loading and access control requirements.

#### SECTION 2807 - SIGNS

See Article VII for sign regulations.