

INDUSTRIAL, PARK, LIGHT INDUSTRY DISTRICT (I-1)

Sec. 27-769. Intent.

The purpose and intent of the Industrial, Park, Light Industry District (I-1) is to provide areas in appropriate locations for industrial uses consisting of light manufacturing, processing, assembly, distribution or warehousing involving the finishing of intermediate products; research and development; wholesale trade; repair; and building and construction services.

(Code 1992, § 27-646; Ord. No. 10-88, § 510.1, 3-1-1988; Ord. No. 19-10, § 3, 12-21-2010)

Sec. 27-770. Use regulations.

(a) *Uses by right.* In the Industrial, Park, Light Industry District (I-1), land, buildings or premises may be used by right only for one or more of the following:

- (1) High tech, laboratory, and office research.
- (2) Processing, assembly, distribution, repair or warehousing involving the finishing of intermediate products.
- (3) Light manufacturing.
- (4) Research and development uses, including theoretical and applied research in all of the sciences, product development and testing, engineering development and marketing development.
- (5) Business offices less than or equal to 2,500 square feet.
- (6) Contractor office.
- (7) Automotive paint and body shop.
- (8) Lumber and building material supply.
- (9) Warehouses less than or equal to 10,000 square feet.
- (10) Self-service storage facilities (See division 39 of article XI of this chapter) less than or equal to 10,000 square feet.
- (11) Printing and publishing.
- (12) Wholesale or retail sale of products made, processed or assembled on-site.
- (13) Wholesale bakery and food processing less than or equal to 10,000 square feet.
- (14) Automotive repair station.
- (15) Kennel (See division 23 of article XI of this chapter).
- (16) Public uses (See division 35 of article XI of this chapter).

- (17) Adult entertainment establishment.
- (18) Veterinary clinic.
- (19) Dairy processing or bottling plant less than or equal to 10,000 square feet.
- (20) Indoor recreation less than or equal to 2,500 square feet.

(b) ***Special exceptions.*** The following uses may be permitted or denied in the Industrial, Park, Light Industry District (I-1), after review by the planning and zoning commission, and provided the town council determines that the application meets the criteria contained in section 27-177, all other applicable provisions of law, and does not otherwise adversely affect the public:

- (1) Wholesale bakery and food processing greater than 10,000 square feet.
- (2) Dairy processing or bottling plant greater than 10,000 square feet.
- (3) Machinery shop.
- (4) Utility service facilities (See division 43 of article XI of this chapter).
- (5) Club.
- (6) Day care and preschool facilities (See division 8 of article XI of this chapter), as an accessory use to a permitted use.
- (7) Churches and other places of worship.
- (8) Indoor recreation greater than 2,500 square feet.
- (9) Auction.
- (10) Outdoor storage yard, principal (See division 31 of article XI of this chapter).
- (11) Business office greater than 2,500 square feet.
- (12) Warehouse greater than 10,000 square feet.
- (13) Self-service storage facilities (See division 39 of article XI of this chapter) greater than 10,000 square feet.
- (14) Restaurant.
- (15) Truck rental and leases.
- (16) Heliport (See division 4 of article XI of this chapter).
- (17) Accessory residential (See section 27-1913), except those properties in the bioscience overlay, where accessory residential shall be prohibited.

(c) As of the effective date of Ordinance Number 19-10, any legally established use by right which becomes classified as a special exception use as of the date of Ordinance Number 19-10 shall continue to be regarded as a use by right for the purposes of expansion, alteration, renovation or similar improvement.

(Code 1992, § 27-647; Ord. No. 10-88, § 510.2, 3-1-1988; Ord. No. 38-98, § 6, 11-17-1998; Ord. No. 46-98, § 3, 9-8-1998; Ord. No. 16-99, § 2, 6-1-1999; Ord. No. 27-99, § 2, 10-19-1999; Ord. No. 37-99, § 15, 10-19-1999; Ord. No. 45-07, § 3, 3-18-2008; Ord. No. 15-10, § 9, 9-21-2010; Ord. No. 19-10, § 4, 12-21-2010; Ord. No. 22-16, § 2, 11-15-2016)

Sec. 27-771. Area and dimension regulations.

In the Industrial, Park, Light Industry District (I-1), on each lot or parcel of land that is used hereafter, and on each lot or parcel upon which a building or structure hereafter is erected or enlarged and maintained, the following regulations shall be observed:

	<i>Dimension</i>	<i>Measurement</i>
(1)	Site area (minimum)	5 acres
(2)	Individual lot area for each use	15,000 square feet
(3)	Lot width (minimum)	90 feet
(4)	Lot depth (minimum)	130 feet
(5)	Front setback (minimum)	35 feet
(6)	Rear setback (minimum)	25 feet
	Note: Front and rear setback must total 75 feet minimum.	
(7)	Side setback (minimum)	
	a. Interior, total of 40 feet with a minimum of 10 feet on one side.	
	b. Corner	35 feet
(8)	Setbacks from district boundaries abutting residential	35 feet
(9)	Building height (maximum) In industrial parks in this zoning category, the height may be increased to a maximum of 50 feet, except for the lots contiguous to a residential zone.	35 feet
(10)	Lot coverage (maximum)	50 percent
(11)	Refer to division 15 of article XI, exceptions to development regulations.	
(12)	Green space (minimum)	20 percent (See chapter 23, landscaping, for more information on green space requirements.)

(Code 1992, § 27-648; Ord. No. 10-88, § 510.3, 3-1-1988; Ord. No. 27-00, § 8, 6-6-2000; Ord. No. 11-01, § 2, 4-17-2001; Ord. No. 01-04, § 2, 11-23-2004)

Sec. 27-772. Artificial lighting.

Artificial lighting used to illuminate the premises in an Industrial, Park, Light Industry District (I-1) shall be directed away from the adjacent properties.

(Code 1992, § 27-649; Ord. No. 10-88, § 510.4.A, 3-1-1988)

Sec. 27-773. Access.

- (a) *Intent.* The regulations and requirements set forth in this division are intended to provide private and/or public access to all parcels of land or development within the town and to control vehicular movements thereto to facilitate safe and uncongested traffic patterns.
- (b) *Regulations.*
 - (1) Prior to issuance of a building permit, all parcels of land subdivided or development of land within the town after March 1, 1988, shall have access to a dedicated public road or street, or to a private road or street developed to the town standards for a public road or street as set forth in chapter 25.
 - (2) Where double fronted lots are created adjacent to collector or arterial streets, they shall front on a local street and the rear of the lot shall be the side which abuts the collector or arterial street. In such cases, the lot shall be screened from the abutting collector or arterial street with landscaping and/or a decorative wall.

(Code 1992, § 27-650; Ord. No. 10-88, § 510.4.B, 3-1-1988; Ord. No. 32-91, § 4, 1-7-1992)

Sec. 27-774. Fences, walls and hedges.

- (a) *Intent.* It is the intent of this section to provide regulations and requirements for the location of fences, walls and hedges within the town.
- (b) *Regulations.* Fences and walls enclosing any permitted use, except primary agricultural uses, shall comply with the building permit procedures of the town. Hedges shall comply with the requirements of chapter 23 as regards sight visibility.
 - (1) Within the area formed by the right-of-way lines of intersecting streets, a straight line connecting points on such right-of-way lines at a distance 25 feet in length along such right-of-way lines, such connecting lines extending beyond the points to the edge of the pavement, there shall be a clear space with no obstruction to vision. Fences,

walls, hedges and vision obstructing plantings shall be restricted to a height of 2½ feet or less above the average grade of each street as measured at the centerlines thereof.

- (2) No fence, wall or hedge in a commercial or industrial district shall exceed a height of eight feet.

(Code 1992, § 27-651; Ord. No. 10-88, § 510.4.C, 3-1-1988)

Sec. 27-775. Outdoor storage yard, primary.

Refer to division 31 of article XI of this chapter, for regulations concerning outdoor storage yards that are primary uses on a site.

(Code 1992, § 27-652; Ord. No. 45-07, § 4, 3-18-2008)

Sec. 27-776. Outdoor storage yard, accessory.

- (a) Outdoor storage and display may be permitted in an Industrial, Park, Light Industry District (I-1) where such use is customarily incidental thereto. Such outdoor display and sale of merchandise shall be limited to the operation of the principal business located at the premises in question and conducted by employees of said principal business. There shall be no outdoor display and sale of merchandise by any person operating or conducting a business which is different or distinct from the principal business conducted at such location. Charitable organizations desiring a permit for their sale activities may apply for same from the town manager, which, if granted, will exempt them from the provisions hereof.
- (b) Outdoor storage may be permitted adjacent to a structure provided it is located in an area other than a parking area or front yard area and screened from a street or abutting property by a masonry wall, ornamental fence or dense hedge planting no less than six inches higher than the materials stored. Screening density must be such that items within the screened area will not be visible through such screening. When the outside storage is on or abutting a residential district, the height of the stored materials shall not exceed 7½ feet from the grade level.
- (c) No screening will be required when abutting property is in the same zoning classification. All existing outdoor storage within a period of three years of March 1, 1988, shall meet the above screening requirements.
- (d) No loose materials such as sand, lumber, cardboard boxes and the like which are subject to being scattered or blown about the premises by normal weather conditions shall be allowed.
- (e) Outdoor display of merchandise may be permitted within the front, side or rear yard areas, provided the display is set back no less than ten feet from the front right-of-way line and five feet from the side property line.
- (f) No outdoor display areas shall be permitted within required parking areas, nor shall they be permitted on public sidewalks or pedestrian access areas.

(Code 1992, § 27-653; Ord. No. 10-88, § 510.4.E, 3-1-1988; Ord. No. 45-07, § 5, 3-18-2008)

Sec. 27-777. Buffer areas.

Where any commercial or industrial use abuts a residential use or zoning district, a ten-foot-wide vegetated buffer shall be provided. Screening requirements within this buffer area are delineated in chapter 23.

(Code 1992, § 27-654; Ord. No. 10-88, § 510.4.F, 3-1-1988)

Sec. 27-778. Landscaping.

For landscaping and tree protection provisions and their application to the Industrial, Park, Light Industry District (I-1), see the provisions of chapters 23 and 26.

(Code 1992, § 27-655; Ord. No. 10-88, § 510.4.G, 3-1-1988)

Sec. 27-779. Performance standards.

For the application of performance standards on the Industrial, Park, Light Industry District (I-1), see the provisions of article XII of this chapter.

(Code 1992, § 27-656; Ord. No. 10-88, § 510.4.H, 3-1-1988)

Sec. 27-780. Signs.

For provisions regulating signs and their application to the Industrial, Park, Light Industry District (I-1), article XIII of this chapter.

(Code 1992, § 27-657; Ord. No. 10-88, § 510.4.I, 3-1-1988)

Sec. 27-781. Off-street loading.

For provisions regarding off-street loading in the Industrial, Park, Light Industry District (I-1), see division 32 of article XI of this chapter.

(Code 1992, § 27-658; Ord. No. 10-88, § 510.4.J, 3-1-1988)

Sec. 27-782. Flood hazard regulations.

For provisions regulating flood hazard conditions and their application to the Industrial, Park, Light Industry District (I-1), see chapter 22.

(Code 1992, § 27-659; Ord. No. 10-88, § 510.4.K, 3-1-1988)

Sec. 27-783. Special regulations.

When applicable zoning districts are contiguous and/or adjoin a residential zoning district, it shall be prohibited to install garage/bay doors which front or face the residential zoning district. This shall include dissimilar zoning districts with intervening public/private right-of-way, easements, etc., of any size.

(Code 1992, § 27-660; Ord. No. 30-92, § 2, 11-17-1992)