

## SECTION 13

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

- 13.1 General Description. This industrial district is intended primarily for production and assembly plants that are conducted so the noise, odor, dust, and glare of such operations is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation routes; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the heavy industrial district. Buildings in this district should be architecturally attractive and surrounded by land-scaped yards.
- 13.2 Uses Prohibited. Those uses are prohibited which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, glare or disposal of waste material.
- 13.3 Uses Permitted.
- 13.3.1 Assembly of electrical and mechanical appliances, instruments, devices and the like.
  - 13.3.2 Vehicle finishing, repair and the like.
  - 13.3.3 Building material production, storage and sales uses.
  - 13.3.4 Food distribution and storage plants.
  - 13.3.5 Construction and agricultural equipment distribution, storage and sales uses.
  - 13.3.6 Transportation storage and trucking yards.
  - 13.3.7 Agricultural feed and grain storage and sales.
  - 13.3.8 Laundry, cleaning and dyeing works.
  - 13.3.9 Sheet metal, plumbing and blacksmith shops.
  - 13.3.10 Wholesale business, storage warehouses and the like.
  - 13.3.11 Other uses of the same general character as those listed above which conform to restrictions deemed appropriate by the Planning Commission.

13.3.12 Within the Restricted Light Industrial District, no building, structure, or premises shall be used and no building or structure shall be erected or altered until and unless the following conditions have been complied with. There shall have been filed with the City Planning Commission a written application for approval of a contemplated use within said district, which application shall be accompanied by the following information.

13.3.12.1 A plot plan indicating the location of present and proposed buildings, driveways, parking lots and other necessary uses.

13.3.12.2 Preliminary architectural plans for the proposed building or buildings.

13.3.12.3 An estimate of the maximum number of employees contemplated for the proposed development and the number of shifts during which they would work.

13.3.12.4 Any other information the City Planning Commission may need to adequately consider the effect that the proposed uses may have upon the environment and on the cost of providing municipal services to the area. All sewage disposal systems must be approved by the County Health Officer before a building permit is issued.

#### 13.4 Area Requirements.

13.4.1 Individual building sites shall be of such size that the development will have a park-like setting and meet all space requirements of this Ordinance.

13.4.2 Front yards - All buildings shall be set back from the street right-of-way line to provide a front yard having not less than twenty-five (25) feet in depth.

13.4.3 Side yards - No building shall be located closer than twenty-five (25) feet to a side lot line, except when adjacent to a residential district when a forty (40) foot side yard width is required.

- 13.4.4 Rear yards - No building shall be located closer than twenty-five (25) feet to the rear lot line.
- 13.4.5 Lot Coverage - Building coverage shall not exceed thirty (30) percent of the area of the lot.
- 13.5 Height Regulations. No building shall exceed forty (40) feet in height.
- 13.6 Off-Street Parking and Loading Facilities. Dust-proofed and properly drained off-street parking and loading facilities shall be provided in amount sufficient to meet the needs of all persons associated with the development, either as employees, customers, suppliers or visitors, and shall not cover more than forty (40) percent of the lot. (See Supplemental Regulations on Off-Street Automobile and Vehicle Parking and Loading.)
- 13.7 Storage of Materials and Equipment. If the site abuts residential districts, all materials and equipment connected with the use shall be enclosed within a building or structural screen.