

---

#### 4.10: Industrial District (I-1)

---

##### 4.10.1: Intent

---

The purpose of the industrial district is to accommodate manufacturing businesses within the City limits. The I-1 district shall have limited traffic and aesthetic impacts on surrounding properties and on supporting public facilities and utilities. The I-1 district is intended to generate development through the use of industrial parks and clustering.

##### 4.10.2: General

---

**A. Minimum Lot Size:** 10,000 Sq. Ft.

**B. Maximum Height:** 60 feet

**C. Setbacks:**

**1. Adjacent to roads:** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than 25 feet to the right-of-way of any road. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and streets where such uses are visible from the road.

**2. Adjacent to Agricultural and Residential Uses/Districts:** No buildings, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than 20 feet to any agricultural district or any existing or zoned residential district. No parking shall be permitted closer than 20 feet to any such districts and uses.

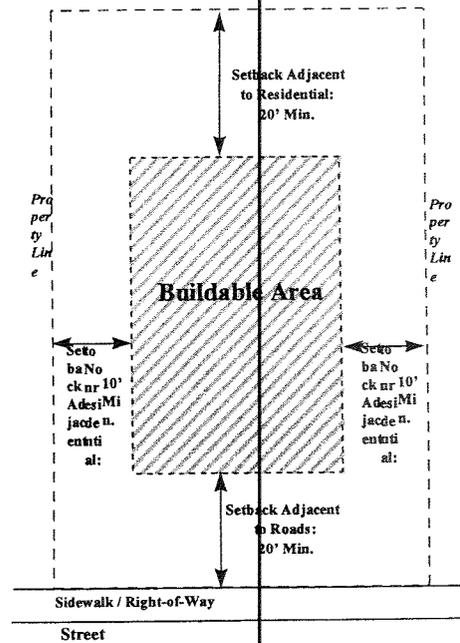
**3. Adjacent to Other Nonresidential Districts:** 15 feet for minimum for buildings, parking, outdoor storage, and loading areas.

**D. Minimum Distance Between Buildings:** 30 feet

**E. Maximum % Impervious Service:** 85%

**F.** Trash containers shall be located in the parking area and shall be screened from the right-of-way.

**G.** Mechanical equipment at ground level should be placed on the parking lot side of building, away from buildings on adjacent sites, and screened from view of public streets and residential uses.



##### 4.10.3: Uses

---

**A. Permitted Uses:** The following uses shall be permitted in the I-1 district.

1. Wholesale Business
2. General Commercial
3. Business Services
4. Personal Services
5. Office
6. Manufacturing Services
7. Public utility or communication tower, setback a minimum of one (1) foot for each one (1) foot in height.
8. Residential uses provided they meet the requirements of the R-3 district.

**B. Prohibited Uses:** The following uses shall be prohibited in the I-1 district.

1. Mobile homes/Manufactured homes

**C. Accessory Uses:** The following uses shall be permitted in the I-1 district as an accessory to the primary use.

1. Outdoor Storage
2. Outdoor Sales

**Outdoor Storage:** Outdoor storage uses are permitted in the I-1 district provided that all specified standards are met.

**a) Standards:**

- (1) The storage shall be either an accessory use on the same lot as or a primary use for a lot providing that the primary business utilizing the storage is located within the I-1 District.
- (2) Outdoor storage shall not front on any street and shall be screened from the view of surrounding property owners.
- (3) Any tires stored shall be covered by a roofed structure so as not to allow for the accumulation of water inside the tires.
- (4) No more than four (4) vehicles for salvage may be stored on any lot.
- (5) Tractor trailers or other large vehicles may not be used as permanent storage buildings

**4.10.4: Parking**

**A. General Requirements: See general parking requirements in Chapter 3 Section 3.12.**

**B. Required Parking Spaces**

|  |  |
|--|--|
| Office/Personal Services/Business Services | 1 per 300 square feet  |
| General Retail/General Commercial          | 1 per 250 square feet  |
| Wholesale Business/Manufacturing Services  | 1 for each 1 employees at maximum employment on a single shift plus 1 space for each company vehicle operating from premises |
| Warehouse                                  | 1 per employee on the largest shift, plus 1 space per 4,000 square feet of gross floor area                                  |
| Mini-warehouse                             | 1 per 10 storage cubicles, plus 2 spaces for employees   |
| All other uses                             | 1 per 250 square feet  |

**C. Required Loading Spaces**

1 space for every 30,000 square feet of floor area, or a portion thereof with a maximum of 2 spaces.

**4.10.5: Landscaping**

**A. General Requirements**

1. Additions, expansions, or changes which increase a business by 40% of the gross floor area shall be in compliance with the landscaping requirements.
2. If more than one landscaping/buffering requirement overlaps, the more stringent regulation shall be applied.
3. See landscaping requirements in Chapter 3 Section 3.10: Landscaping

**B. Requirements for Parking Areas**

**1. Peripheral**

**a) Required Landscaping Area:** at least 15' in depth shall be located between the abutting property lines and the parking, loading, or other vehicular use area, except where permitted driveway openings area to be provided.

**b) Required Landscaping Materials:** Choose One:

- (1) One (1) large maturing tree shall be planted for each fifty linear feet (50') of the landscaping area and one (1) small maturing tree or shrub of at least three feet (3') in height shall be planted every ten linear feet (10') within the landscape; or

- (2) A combination of trees, hedge, other durable landscape material or approved wall, fence or earthberm may be utilized to form the continuous landscape element of at least three feet (3') in height.

c) Other Requirements:

- (1) All portions of the landscaping area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or with some other vegetative ground cover; and
- (2) Parked vehicles may overhang a landscaped area no more than two and one-half feet (2½'), provided curbing or other wheel stops are installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and/or destruction by overhanging vehicles.

**2. Interior**

- a) Required Landscaping Area: Five percent (5%) of the interior of any parking, loading, or other vehicular use area shall be landscaped. The location of such landscaping is at the option of the owner or developer; provided, however, the following standards shall apply;
  - (1) *Landscape Island:* shall be at least five feet (5') in width and ten feet (10') in length. Each island shall contain one large maturing tree plus shrubs and/or vegetative ground cover to cover the entire area.
    - (a) No more than twenty (20) parking spaces shall be permitted in a continuous row without being interrupted by a *landscaped island*.
    - (b) Each parking row shall terminate in a *landscape island*.
  - (2) *Median Strip:* shall be at least five feet (5') in width.
    - (a) Every fourth row of parking shall be separated by a *median strip* for landscaping and pedestrian purposes.
    - (b) Every median strip shall contain plantings of one large maturing tree at intervals of 30 to 40 feet, plus shrubs and/or vegetative ground cover to cover the entire area.
- b) Other Requirements:
  - (1) All portions of the landscaping area not planted with trees shall be planted in grass and/or with some other vegetative ground cover; and
  - (2) Parked vehicles may overhang a landscaped area no more than two and one-half feet (2½'), provided curbing or other wheel stops are installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and/or destruction by overhanging vehicles.

**C. Requirements for Boundaries Adjacent to Any Neighborhood Residential Zoning District and Existing Residential Uses in the Industrial District**

1. Required Buffer Area:

- a) Minimum Depth: 25 feet

2. Required Buffering Materials:

- a) One (1) large maturing tree shall be planted for each fifty linear feet (50') of the landscaping area and one (1) small maturing tree or shrub of at least three feet (3') in height shall be planted every ten linear feet (10') within the landscape
- b) All portions of the landscaping area not planted with shrubs and trees or covered by a wall or fence barrier shall be planted in grass and/or with some other vegetative ground cover.

**4.10.6: Tree Protection**

- A. Refer to Chapter 3, Section 3.11: Tree Protection for general tree protection requirements.**
- B. Grand Trees:** The destruction of any *grand tree* (twenty-four inches [24"] or greater DBH) is prohibited on any parcel of non-exempt land, unless a permit is granted certifying that removal is in compliance with section 3.11.
- C. Protected Trees:** The destruction of any *protected tree* (eight inches [8"] or greater DBH) is prohibited on any parcel of non-exempt land, unless a permit is granted certifying that removal is in compliance with section 3.11.

**4.10.7: Signage**

**A. Intent**

The purpose of these sign regulations are: to encourage the effective use of signs as a means of communication; to maintain and enhance the aesthetic environment; and to increase the City's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign regulations.

**B. Refer to section 3.4: Signage for general sign requirements.**

**C.** No sign, or part thereof, may be altered, constructed, changed, converted, enlarged, or moved unless in conformity with the following requirements.

**D. Sign Area:** Shall be measured by height (A) by length (B) of the smallest rectangle that can be drawn to measure all sign elements. Unless otherwise noted, only one side or face of the same sign shall be used in computing sign area.

**E. Allowed Signs:** The applicant may select two (2) of the following six (6) choices for a sign type per street frontage:

**1. Wall Sign**

a) Maximum Size: 1 square foot per lineal foot of the building wall on which the sign is to be placed.

**2. Window Sign**

a) Maximum Size: 20% of the window area

**3. Projecting Sign**

- a) Maximum Size: 16 square feet for one side
- b) Maximum Height: No projecting sign shall extend above the roofline.
- c) Clearance: 8' above ground level

**4. Awning Sign**

- a) Maximum Size: 15% of exterior surface of the awning.
- b) Signs, symbols, or designs may be painted or sewn onto the awning.

**5. Ground Sign**

- a) Maximum Size: 45 square feet for one side
- b) Maximum Height: 3½ feet

**6. Directory Sign**

- a) The parcel shall contain no more than one (1) directory sign.
- b) The maximum sign area shall not exceed three (3) inches by fifteen (15) inches for each identified activity, business, firm, or tenant.
- c) The directory sign may take the form of any sign permitted in the zoning district provided that such sign shall comply with its applicable specification. If the directory sign is a freestanding sign, no other freestanding shall be located on the parcel.

**7. Freestanding sign**

- a) Maximum Size: 1 square foot for every 3 feet of street frontage
- b) Maximum Height: 35 feet.

**F. Prohibited Signs:**

- 1. Moving signs of any type.
- 2. Signs projecting above the roof line.
- 3. Any sign not listed as being allowed is prohibited.

