

CHAPTER 1159
I-1 LIGHT INDUSTRIAL DISTRICT

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CROSS REFERENCES

District established – see P. & Z. Chap 1139
General provisions – see P. & Z. Chap 1167

1159.01 INTENT

The purpose of this District is to provide for industrial uses with limited objectionable external effects in areas that are suitable for industrial development by reason of location, topography, soil conditions and the availability of adequate utilities and transportation systems. The intent is to permit most manufacturing, wholesaling and warehousing activities that can be operated in a clean and quiet manner, subject only to those regulations necessary to prohibit congestion and for the protection of adjacent residential and business activities.

1159.02 PERMITTED PRINCIPAL USES:

The following are permitted principal uses in I-1 Districts:

- (a) Assembly plants except automobile assembly plants or plants of a similar nature
- (b) Automobile repair, but no commercial wrecking, dismantling or salvage yard
- (c) Auto service stations
- (d) Automobile, truck and boat sales

- (e) Bottling works
- (f) Builders' supply stores
- (g) Building and trades, including contractor's yards and utilities storage yards.
- (h) Carpet cleaning, dry cleaning and dyeing: laundry
- (i) Cold storage plants
- (j) Commercial greenhouses
- (k) Dairy products manufacture
- (l) Fabrication, processing, packaging and/or manufacture of food products and condiments excluding fish products, slaughter houses and rendering and refining of fats, oils, fish, vinegar, yeast and sauerkraut.
- (m) Fabrication, processing, packaging and/or manufacture of cosmetics, drugs, perfumes, pharmaceuticals and toiletries
- (n) Fabrication, processing, packaging and/or manufacture of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fibre, horn, leather, paint, paper, plastics, precious or semiprecious metals or stones textiles, tobacco, wax, wood and yarn.
- (o) Fabrication, processing, packaging and/or manufacturing of musical instruments, toys, novelties, rubber or metal stamps.
- (p) Fabrication, processing, packaging and/or manufacturing of ice, cold storage plants, bottling plants.
- (q) Farm implements and contractor equipment sales and service
- (r) Foundries casting lightweight nonferrous metals, or electric foundries, not causing noxious fumes or odors.
- (s) Fuel or coal companies
- (t) Furniture reupholstering and repair
- (u) Industrial research laboratories
- (v) Flammable liquids, underground storage only
- (w) Lumber yards including incidental millwork, coal, brick and stone
- (x) Monument sales including incidental mechanical operations
- (y) Motor freight depot or trucking terminal, provide the truck entrances and exits are onto streets whose pavement width is a least thirty feet between curbs.

- (z) Painting and varnishing shops
- (aa) Plumbing supply and contracting shops including storage yards
- (ab) Poultry killing and dressing
- (ac) Public garages, motor vehicle and bicycle repair shops, auto paint and body shops.
- (ad) Publishing and printing
- (ae) Railroad freight stations, but not including switching, storage, freight yards, sidings or maintenance or fueling facilities
- (af) Repair, rental and servicing for appliances and equipment
- (ag) Sign contractors
- (ah) Stone grinding, dressing and cutting
- (ai) Storage yard for building supplies and equipment, contractor's equipment, food fabrics, Hardware and similar goods when located entirely within a building, provided such buildings shall not be used for wrecking or dismantling of motor vehicles.
- (aj) Television and radio broadcasting towers.
- (ak) Theaters (Drive-ins)
- (al) Tin and sheet metal shops
- (am) tool and die shops, wrought iron shops, blacksmith or machine shops, excluding; punch presses over twenty tons rated capacity, drop hammers and screw machines.
- (an) Trailer rental and sales
- (a0) Truck terminals
- (ap) Used car lots
- (aq) Veterinary clinic or kennels and animal hospitals, provided that all animals are housed in buildings or enclosures which are at least one hundred feet from any "R" District
- (ar) Warehouses
- (as) Wholesale distributors
- (at) Uses similar to the above uses and any other manufacturing or industrial enterprise, operations or processes whether making, assembling, repairing, buffing, finishing, plating, polishing, tempering, packing, shipping or storing, provided, that any resulting cinders, dust, flashing, fumes, gas, noise odor, refuse matter, smoke, vapor or vibration is no greater or

more detrimental to the neighborhood than the proposed use as determined by the Planning and Zoning Appeals Board as similar in character to none of the specified uses in this section

1159.03 ACCESSORY USES:

Accessory structures and uses in I-1 Districts are those customarily incidental to the permitted principal uses in Section 1149.02

1159.04 YARD REQUIREMENTS

In a Light Industrial District the following yards shall be required

(a) Front Yards Front yards shall not be less than twenty-five feet in depth, excepting where a Light Industrial District is adjacent or across the street from any residential district the required front yard shall be not less than fifty feet.

(b) Side Yards Side yards shall be not less than fifteen feet in width on each side except where the side yard abuts a residential district it shall be not less than fifty feet. Any portion of a side yard, which is in excess of fifteen feet from a side property line, may be used for parking

(c) Rear Yards Rear yards shall be not less than fifteen feet in depth except where the rear yard abuts an alley it shall be not less than thirty feet or where the rear yard abuts a residential district it shall be not less than fifty feet.

1159.05 BUILDING HEIGHT REGULATIONS:

There shall be no specific height limitation in an I-1 District, provide, however, that prior to the issuance of a building permit for any structure which is planned to exceed thirty-five feet in height, the Planning Board shall make a finding that any such excessive height will not be detrimental to the public safety or to the light, air or privacy of any other structure or use currently existing or approved for construction

1159.06 ACCESSORY PARKING

In a Light Industrial District parking shall be provided as required in Section 1167.16

1159.07 OFF-STREET LOADING

Space shall be provided in accordance with the provisions of Section 1167.15

1159.08 SIGNS

For size and location of permitted signs in I-1 Districts, see Section 1167.20

1159.09 SCREENING

For screening regulations for uses adjoining residential district, see Section 1167.17