

CHAPTER 12-20 LIGHT INDUSTRIAL I-1A

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12-20-101. Purpose and Objectives

The Light Industrial (I-1A) is a zoning district provided to allow light manufacturing, light industrial, business parks, professional offices, research, development businesses and limited outside storage within the City, to encourage a productive operating environment for light industry and businesses and to protect industries within the district from the adverse effects of incompatible uses. It is a zone that is intended to be identical to the City's Light Industrial I-1 Zone, with the exception that salvage yards in a very limited part of the City are allowed as a conditional use. It is not the intent of the City to expand the existing boundaries of the I-1A Zone, nor to allow any area of the City to be rezoned I-1A. The purpose, definition and Objectives of the I-1 Zone (§12-14-101, as amended) are incorporated herein by this reference.

As used herein (and as applicable elsewhere in this Title), the term "salvage yards" shall mean a facility or area for storing, keeping, selling, dismantling, shredding, compressing, or salvaging scrap or discarded vehicles and similar mechanized equipment. Scrap or discarded material is limited to metal, motor vehicles, motor vehicle parts, machinery, and similar items related to vehicles and mechanized equipment. The salvage of other materials is prohibited; this prohibition shall include, without limitation, items such as appliances, tires, glass, paper products, metal, containers made of plastic, metal or other substance, general business, industrial and household wastes or other discarded materials.

12-20-102. Accessory Uses.

Accessory uses and buildings customarily incidental to the permitted uses and conditional uses provided herein may be approved by the City in accordance with the provisions of this Title.

12-20-103. Area and Density Requirements.

Each single lot or parcel of land in an I-1A Zoning District shall contain a minimum of 1 acre.

12-20-104. Lot Frontage.

The provisions of the I-1 Zone governing Lot Frontage (§12-19-106, as amended) are incorporated in this Chapter and adopted by reference.

12-20-105. Yard Requirements – Setbacks.

The provisions of the I-1 Zone governing Yard Requirements and Setbacks (§12-19-107) are incorporated in this Chapter and adopted by reference.

12-20-106. Development Standards.

The provisions of the I-1 Zone governing Development Standards (§12-19-108, as amended) are incorporated in this Chapter and adopted by reference.

12-20-107. Building Height.

The provisions of the I-1 Zone governing Building Height (§12-19-109, as amended) are incorporated in this Chapter and adopted by reference.

12-20-108. Uses Within Buildings.

The provisions of the I-1 Zone governing Uses Within Buildings (§12-19-110, as amended, as amended) are incorporated in this Chapter and adopted by reference.

12-20-109. Distance Between Buildings.

The provisions of the I-1 Zone governing Distance Between Buildings (§12-19-111, as amended) are incorporated in this Chapter and adopted by reference.

12-20-110. Business Activities Within Enclosed Buildings – Outside Storage Requirements.

The provisions of the I-1 Zone governing Business Activities Within Enclosed Buildings – Outside Storage Requirements (§12-19-112, as amended) are incorporated in this Chapter and adopted by reference.

12-20-111. Permissible Lot Coverage.

The provisions of the I-1 Zone governing Permissible Lot Coverage (§12-19-113, as amended) are incorporated in this Chapter and adopted by reference.

12-20-112. Storage – Trash, Garbage, Etc.

The provisions of the I-1 Zone governing Storage – Trash, Garbage, Etc. (§12-19-114, as amended) are incorporated in this Chapter and adopted by reference.

12-20-113. Parking, Loading and Access.

The provisions of the I-1 Zone governing Parking, Loading and Access (§12-19-115, as amended) are incorporated in this Chapter and adopted by reference.

12-20-114. Clear Vision and Intersections.

The provisions of the I-1 Zone governing Clear Vision and Intersections (§12-19-116, as amended) are incorporated in this Chapter and adopted by reference.

12-20-115. Bonds.

The provisions of the I-1 Zone governing Bonds (§12-19-117, as amended) are incorporated in this Chapter and adopted by reference.

12-20-116. Signs.

The provisions of the I-1 Zone governing Signs (§12-19-118, as amended) are incorporated in this Chapter and adopted by reference.

12-20-117. Site Plan Review.

The provisions of the I-1 Zone governing Site Plan Review (§12-19-119, as amended) are incorporated in this Chapter and adopted by reference.

12-20-118. Development Requirements.

The provisions of the I-1 Zone governing Development Requirements (§12-19-120, as amended) are incorporated in this Chapter and adopted by reference.

12-20-119. Restrictive Covenants.

The provisions of the I-1 Zone governing Restrictive Covenants (§12-19-121, as amended) are incorporated in this Chapter and adopted by reference.

12-20-120. Outside Retail Displays and Outdoor Storage of Retail Products.

The provisions of the I-1 Zone governing Outside Retail Display and Outdoor Storage of Retail Products (§12-19-122, as amended) are incorporated in this Chapter and adopted by reference.