

ARTICLE 18 - (IND-1) LIGHT INDUSTRIAL ZONING DISTRICT

(As Amended 9/18/2000 via BOS Resolution No. 79-00; 1/17/06 via BOS Resolution #02-06; 8-23-11 via BOS Ordinance #04-11)

Section 1801 - Purpose.

The principal purpose of this zoning district is to provide for light industrial uses in locations which are suitable and appropriate taking into consideration the land uses on adjacent or nearby properties, access to a major street or highway, rail service or other means of transportation, and the availability of public utilities. Principle uses permitted in this zoning district include the manufacture, compounding, processing, packaging or treatment of materials which do not cause or produce objectionable effects that would impose hazards to adjacent or other properties by reason of smoke, soot, dust, radiation, odor, noises, vibrations, heat, glare, toxic fumes, or other conditions that would affect adversely the public health, safety and general welfare.

Section 1802 - Use Regulations.

A building or premises shall be used only for the following purposes:

1. Any use permitted in the "C-R" zoning district, subject to all the regulations in the use regulations for such "C-R" zoning district unless the use is otherwise regulated in this Article; except dwellings or other places of domicile, Manufactured Home Parks, Recreational Vehicle Parks, Manufactured Home subdivisions, hotels, resort hotels and motels shall not be permitted.
2. Art needle work, hand weaving and tapestries.
3. Assembly of electrical appliances, electronic instruments and devices, radios, and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, and crystal holders.
4. Books, hand binding and tooling.
5. Compounding of cosmetics and pharmaceutical products.
6. Contractor's Yard
7. Construction equipment, limited to sales, service and rental.
8. Jewelry, manufacture from precious metals and minerals.
9. Kennel, as defined in Article 30, provided that the kennel and any outdoor exercise area or other outdoor area is completely fenced and set back from all lot lines abutting a residential zoning district or preexisting residential use a distance of not less than twenty-five feet (25').
10. Laboratories, experiential, photo or motion pictures, research or testing.
11. Manufacture of medical, dental and drafting instruments.
12. Manufacture of optical goods and equipment, watches, clocks and other similar precision instruments.

13. Manufacture, compounding, processing, packaging, or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceutical, perfumed toilet soap, toiletries, but not including the refining and rendering of fats and oils.
14. Manufacture of clay, leather, metal and glass products of a handicraft nature.
15. Manufacture of electrical or electronic apparatus, musical instruments, games and toys.
16. Manufacture, compounding, assembling or treatment of articles or merchandise, from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, glass, hair, leather, paper, plastics, precious or semi-precious metals or stone, light sheet metal, shell, textiles, tobacco, wire, yarns, wood not involving planing mills, and paint not employing a boiling process.
17. Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay.
18. Motion picture producing.
19. Offices.
20. Radio and television broadcasting stations and studios, but not including transmitter towers and stations.
21. Any other office, laboratory and manufacturing uses similar to those uses enumerated herein which do not create any danger to the public health, safety and general welfare in surrounding areas and which do not create any offensive noise, vibration, smoke, dust, odor, heat or glare and which by reason of high value in relation to size and weight of merchandise received and shipped, create very little truck traffic.
22. Accessory buildings and uses customarily incidental to the above uses.
23. Warehousing and storage, including construction material and equipment storage, public utilities materials and equipment storage, and public warehouses, but not including the warehousing and storage of explosives and junk.
24. A use similar to any of the foregoing permitted uses may be allowed upon a written determination by the Director of Development Services that the proposed use is similar in nature and impact to the permitted use and is consistent with the overall purposes of the zoning district. The Director's decision may be appealed to the Board of Adjustment pursuant to Article 28 hereof. The burden shall be on the property owner to prove by clear and convincing evidence that the proposed use is similar to the permitted use.

Section 1803 - Sign Regulations.

The sign regulations are provided in Article 23 hereof.

Section 1804 - Height Regulations.

The height of buildings shall not exceed forty (40) feet or three (3) stories.

Section 1805 - Yard Regulations.

1. Front Yard: Where the frontage between two (2) intersecting streets is located partly in the "IND-1" zoning district and partly in a Rural, Residential or Commercial zoning district, there shall be a front yard equal to the front yard required in the adjoining Rural, Residential or Commercial zoning district but such yard need not exceed twenty-five (25) feet in depth.
2. Side Yard:
 - a. Where a lot is adjacent to a Rural or Residential zoning district, there shall be a side yard on the side of the lot adjacent to such Rural or Residential zoning district having a width of not less than five (5) feet.
 - b. Where a corner lot abuts a Rural or Residential zoning district whether or not separated by an alley, there shall be a side yard on the street side of such corner lot having a width of not less than ten (10) feet.
3. Rear Yard: Where a lot abuts a Rural or Residential zoning district whether or not separated by an alley, there shall be a rear yard having a depth of not less than twenty-five (25) feet.

Section 1806 - Intensity of Use Regulations.

The maximum lot coverage shall be fifty percent (50%) of the lot area.

Section 1807 - Parking Regulations.

The parking regulations are as provided in Section 2510 hereof.

Section 1808 - Loading and Unloading Regulations.

The loading and unloading regulations are as provided in Section 2511 hereof.

Section 1809 - Additional Regulations.

The additional regulations are as follows:

1. Any use, including incidental or accessory storage, not within a completely enclosed building, shall be screened from adjoining Rural or Residential zoning districts by a solid fence or wall at least six (6) feet in height.
2. Any lighting shall be placed so as to reflect the light away from adjoining Residential or Rural zoning districts.