

CHAPTER 16. D-1 LIGHT INDUSTRIAL DISTRICT

- 16.1 PURPOSE.** The D-1 Light Industrial District is intended to provide locations for various types of industrial and manufacturing uses that are compatible with the abutting area. All uses located within this district shall be designated, constructed and operated so as to contain, treat, or adequately dispose of any type of materials which may be incompatible with adjacent land uses.
- 16.2 PERMITTED USES.** No building or structure, or any part thereof, shall be erected, altered, or used, or land or premises used, in whole or in part, for other than one or more of the following specified uses:
- A. Accessory Buildings less than or equal to the footprint of the principal structure, subject to Section 8.2.
 - B. Accessory Uses related to uses permitted by right, subject to Section 8.3.
 - C. Building, Electrical, Mechanical and Plumbing Contractors
 - D. Construction Equipment Sales and Supplies
 - E. Fabrication and Assembly
 - F. Industrial Subdivision, and Industrial Condominium Subdivisions
 - G. Manufacturing and Processing
 - H. Mini-Warehouse or Self Storage
 - I. Outdoor Storage, subject to Section 8.42
 - J. Professional Offices
 - K. Showroom for Office and Building Trades.
 - L. Uses Similar to uses permitted by right
 - M. Warehousing Products Produced on the Premises
- 16.3 SPECIAL LAND USES.** The following may be permitted after the review and approval of the special land use by the Planning Commission.
- A. Accessory Buildings greater than the footprint of the principal structure, subject to Section 8.2 and Section 20.11.
 - B. Billboards, subject to Section 20.16
 - C. Laundry and Dry Cleaning Establishment, subject to Section 20.37.
 - D. Wireless Communication Facilities, subject to Section 8.44.

16.4 **DISTRICT REGULATIONS.** The following requirements are the minimum permitted in the D-1 Light Industrial District.

- A. Minimum Lot Area: The minimum net lot size in the D-1 Light Industrial District shall be forty thousand (40,000) square feet.
- B. Minimum Lot Width: The minimum lot width shall be two hundred (200) feet.
- C. Maximum Lot Coverage: The maximum lot coverage in the D-1 Light Industrial District shall be thirty-five (35) percent.
- D. Maximum Building Height: No buildings or structures, or parts thereof shall be hereafter erected, altered or moved on any land or premises in this district which shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet from the ground level, whichever is less.
- E. Minimum Building Setbacks:
 - 1) Measurement: All setbacks shall be measured to the foundation, or the face of the building, if cantilevered.
 - 2) Front: Each lot shall have a front yard of not less than seventy (70) feet in depth from the right-of-way line.
 - 3) Side: All lots shall maintain a thirty (30) foot side yard along each side lot line.
 - 4) Rear: Every principal building hereafter erected shall have a rear yard not less than thirty (30) feet in depth.
 - 5) Exceptional Yard Conditions: Where the shape of the lot or other circumstance results in conditions to which the provisions of this section governing yard requirements are inapplicable or would create a hardship, the Zoning Board of Appeals shall prescribe such requirements.