

SEC. 13-1-29 I-1 INDUSTRIAL DISTRICT.

- (a) **Purpose.** The purpose of the I-1 District is to delineate areas now used for industrial purposes and to designate additional areas found in the development guide to be suited for industry because of location, access, soils and other factors. Uses not compatible with industry shall not be permitted.
- (b) **Principal Permitted Uses.** Manufacturing, processing, packaging, assembling, repairing, warehousing, wholesaling and freight transportation terminals. The manufacture, processing or storage of certain toxic or hazardous chemicals, substances or products will be conditional uses as described below. Retail uses in conjunction with the manufacture or warehousing use are also permitted.
- (c) **Accessory Uses.** Parking and loading areas and offices and retail sales area incidental to the industrial use.
- (d) **Conditional Uses.** Dumps, sewage treatment plants, quarries and manufacturing, processing or storage of junk, wrecked or inoperative vehicles, abrasives, acetylene, acid, alkalis, ammonia, asbestos, asphalt, bleach, bone, chlorine, coal tar, coal, creosote, dye, excelsior, explosives, fish, gypsum, plaster of paris, potash, pulp, radium and varnish.
- (e) **Lot Requirements.**
 - (1) Minimum Lot Area: None
 - (2) Minimum Lot Frontage: None
 - (3) Setback:
 - a. Front -- Twenty-five (25) feet.
 - b. Rear -- None.
 - c. Side -- One-half (1/2) of the building height and also at least fifty (50) feet abutting R-1 and R-2 Districts.
 - (4) Building Height: Five (5) stories -- sixty (60) feet.