

## [DIVISION 21. - INDUSTRIAL \(1\) \(I-1\) DISTRICT](#)

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### **[Sec. 23-6.21.1. - Purpose and intent.](#)**

The purpose of the industrial 1 (I-1) district is to provide for areas of light industrial activity.

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*(Ord. No. 23-66, 10-24-95)*

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### **[Sec. 23-6.21.2. - Permitted uses.](#)**

The following uses may be established as permitted uses in the industrial 1 (I-1) district, subject to site plan approval:

- (1) Accessory uses and accessory service uses as permitted by article 5, divisions 2 and 3 of this chapter;
- (2) Building materials yard;
- (3) Business service and supply establishment;
- (4) Car wash;
- (5) Civic, social, or fraternal facilities;
- (6) Contractor's offices and shops;
- (7) Convenience store;
- (8) Eating establishment;
- (9) Eating establishment, carry out, fast food;
- (10) Fuel dispensing service;
- (11) Indoor athletic facilities;
- (12) Indoor commercial recreation facilities;
- (13) Industrial/flex;
- (14) Industry, type I;
- (15) Lumberyard;
- (16) Medical care facilities;
- (17) Mini-warehousing establishments;
- (18) Offices;
- (19) Outdoor sports and recreation, commercial;
- (20) Place of worship;
- (21) Public uses;
- (22) Public utility light;
- (23) Scientific research and development establishment;
- (24) Service station;
- (25) Transportation facilities;
- (26) Vehicle light service establishment;
- (27) Vehicle major service establishment;
- (28) Veterinary hospitals/services;
- (29) Warehouses;

**(30) Wholesale trade establishments.**

*(Ord. No. 23-66, 10-24-95; Ord. No. 23-73, 8-12-97; Ord. No. 23-129, 12-9-08)*

**Sec. 23-6.21.3. - Special uses.**

The following uses may be established as special uses in the industrial 1 (I-1) district, subject to approval by the board of supervisors in accordance with article 4, division 5 of this chapter:

- (1) Adult oriented businesses;
- (2) Airports, public or private;
- (3) Bus or railroad station;
- (4) Civic and sports arena;
- (5) Correction facilities;
- (6) Crematory, human or animal;
- (7) Drive-in motion picture theater;
- (8) Heavy equipment repair service;
- (9) Heliport;
- (10) Helistop;
- (11) Recycling collection centers;
- (12) Tattoo parlors;
- (13) Telecommunications tower;
- (14) Truck stop;
- (15) Wetland mitigation bank;
- (16) Wood by-products recycling center.

*(Ord. No. 23-66, 10-24-95; Ord. No. 23-78, 2-9-99; Ord. No. 23-81, 6-22-99; Ord. No. 23-82, 7-13-99; Ord. No. 23-97, 10-23-01; Ord. No. 23-100, 4-9-02; Ord. No. 23-103, 2-11-03; Ord. No. 23-120, 10-9-07)*

**Sec. 23-6.21.4. - Use limitations.**

- (1) All operations, activities and storage shall be conducted within a completely enclosed building, except accessory uses and special uses which by their nature must be conducted outside a building.
- (2) Except as may be permitted as a principal use or by special use, wholesale sales, storage or trucking operations shall only be permitted as incidental and accessory to a permitted, special permit or special exception use.
- (3) All premises shall be furnished with all-weather, dustless surface walks and driveways.

*(Ord. No. 23-66, 10-24-95)*

**Sec. 23-6.21.5. - Lot size requirements.**

1. Minimum lot area: Forty thousand (40,000) square feet.
2. Minimum lot width: One hundred (100) feet.
3. Wood by-products recycling center: Ten (10) acres.
4. The lot size requirements do not apply to development in accordance with a proffered generalized development plan (GDP). The board of supervisors may waive or modify the lot size requirements by special use.

*(Ord. No. 23-66, 10-24-95; Ord. No. 23-100, 4-9-02; Ord. No. 23-105, 6-24-03)*

**Sec. 23-6.21.6. - Bulk regulations.**

1. *Maximum building height:* Forty (40) feet.
2. *Minimum yard requirements:*
  - A. Front yard: Forty (40) feet.
  - B. Side yard: Ten (10) feet, except none required when a side yard abuts a railroad right-of-way.
  - C. Rear yard: Twenty (20) feet, except none required when the yard abuts a railroad right-of-way.
  - D.

Development in accordance with a proffered generalized development plan (GDP) shall be subject to the minimum yard requirements only with respect to development along its peripheral lines and in such cases parking lots shall be located no closer than thirty (30) feet to any public street or highway right-of-way.

3. *Maximum floor area ratio:* 1.0.

- A. Floor area ratio limitation may be exceeded by means of a special use permit issued by the board of supervisors.

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(Ord. No. 23-66, 10-24-95; Ord. No. 23-90, 2-27-01; Ord. No. 23-104, 3-11-03; Ord. No. 23-105, 6-24-03)

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**Sec. 23-6.21.7. - Open space.**

Fifteen (15) percent of the gross area shall be landscaped open space. As used herein, "gross area" refers to either the total parcel area or, where applicable, the total aggregate land area subject to a proffered generalized development plan.

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(Ord. No. 23-66, 10-24-95; Ord. No. 23-105, 6-24-03)

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**Sec. 23-6.21.8. - Additional requirements.**

1. *General development standards:* Refer to article 5.
2. *Landscaping and screening:* Refer to article 5, division 5.
3. *Off-street parking:* Refer to article 5, division 9.
4. *Signs:* Refer to article 5, division 8.

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(Ord. No. 23-66, 10-24-95)

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