

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

ORDINANCE 1130 LIGHT INDUSTRY

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ORDINANCE 1130 LIGHT INDUSTRY

Section 1130.01: PURPOSE. This district is intended to provide for industrial uses that may be suitably located in areas of relatively close proximity to non-industrial development. As such, industries that pose problems of air or noise pollution will be restricted from this district.

Section 1130.02: PERMITTED USES. The following uses shall be permitted in this district:

1. Wholesale business establishments.
2. Warehouse; packing and crating establishment; truck yard or terminal.
3. Contractors' shops, roofing, electrical, paperhanging, ventilating, welding, upholstering, fencing, building.
4. Storage Facilities for the storage of personal items by persons renting the space as a permitted use.
5. Storage yards for building material, coal, wood, and ice.
6. Laboratories for research and utility uses.
7. Public and Public quality control.
8. The manufacture, compounding, processing, packing or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceutical, toiletries and food products except the rendering of fats and oils.
9. The manufacturing of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
10. The manufacturing of boats, cameras, electrical appliances, radio and television receivers, musical instruments, medical appliances and photographic equipment except film.
11. The manufacture of sporting and athletic equipment, small tools, toys, children's vehicles, caskets, and burial vaults.
12. Trade schools
13. Offices
14. Animal clinics

Section 1130.03: ACCESSORY USES. The following uses shall be permitted as accessory uses and shall not require a conditional use permit or variance:

1. Off-street parking, storage garage, and buildings and loading as regulated in this Ordinance.
2. Buildings temporarily located for purposes of construction.
3. Essential public service facilities.
4. Essential security and safety facilities as approved by the City Council.

Section 1130.04: CONDITIONAL USES. The following shall not be permitted without a conditional use permit:

1. Dwellings for watchmen or custodians of industrially used property only.
2. Outdoor storage of vehicles or materials or open sales lot.
3. Restaurants, lunch counters, confectioneries to serve the employees of the district.

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4. Mining and extraction.
5. Other uses which in the opinion of the City Council are of the same general character as the permitted uses and which will not have a detrimental effect on this District.

Section 1130.05: PERFORMANCE STANDARDS. All uses in this district shall be subject to the following standards:

1. Height Regulations

The maximum height of all buildings shall not exceed 3 stories or 40 feet.

2. Side and Rear Yard

The minimum side yard shall be 30 feet and rear yard 35 feet, except that no building shall be located closer than 50 feet from a Residential District.

3. Setback Regulations

- a. State Highway 110 feet
- b. County Road 90 feet
- c. City Street 75 feet
- d. The City Council may require fencing and screening along lot lines adjacent to residential districts.

4. Lot Width

The minimum lot width shall be 100 feet.

5. Lot Area

The minimum lot area shall be 20,000 square feet.

6. General Regulations

Standards and regulations related to signs, parking, etc., as set forth in this Code.