

ARTICLE XXI

LIMITED INDUSTRIAL (I-1) DISTRICT

SECTION 2100 - PURPOSE OF THIS DISTRICT

In accordance with Policy 28 of the adopted Lamar County Comprehensive Plan, “—a separate light industrial zoning district will be established to provide areas adjacent to major transportation arteries and thoroughfares where light industrial, technological and professional firms can locate with the assurance of design quality, extensive site amenities, open space, and environmental protection.”

It is the intent of this Ordinance that Light Industrial land uses be compatible with abutting districts, such as commercial districts, which will serve as transitional zones between industrial uses and residential uses. The uses permitted in I-1 zones shall generate no objectionable odor, smoke, fumes, vibration or excessive noise. It is further the intent of this Ordinance that encroachment by all residential uses shall be prohibited.

SECTION 2101 - USES PERMITTED

The following uses are permitted outright in Light Industrial districts:

- A. All uses permitted in C-1 Restricted Commercial districts.
- B. Research and laboratory facilities.
- C. Light manufacturing, compounding, processing, fabricating, assembling, or packaging facilities, with all such activities conducted wholly within enclosed structures. There shall be no exterior evidence of such activities, except for areas reserved for loading/ unloading of materials from trucks. Furthermore, outdoor storage, manufacturing (such as cement manufacturing) or other outdoor activities shall be prohibited
- D. Warehousing and storage, provided that all storage is within enclosed structures; such warehousing may include the storage of goods manufactured on the premises as well as goods manufactured off the site.
- E. Public roads and highways (excluding Federal Interstate highways and scenic parkways, which are regulated as special uses in SU districts.)
- F. Railroads or railroad facilities existing at the effective date of this Ordinance.

- G. Other similar enterprises which are of the same character and nature as those specifically permitted above, but not to include those uses first permitted in the I-2 Heavy Industrial district.

SECTION 2102 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2805

- A. Public/ quasi-public facilities and utilities subject to the provisions of Section 402.
- B. Fully-enclosed commercial sports and recreational facilities.
- C. Hotels, motels, and full-service restaurants. Fast food restaurants or “drive-in restaurants” shall be prohibited in this district.
- D. Mini-warehouses or self-storage warehouses.
- E. High-mast television and radio transmitters.
- F. Wireless communications facilities.
- G. Proposed new railroads or railroad facilities NOT existing at the effective date of this Ordinance.
- H. Nursery, Horticulture.

SECTION 2103 - DIMENSIONAL REQUIREMENTS

- 2103.01 Maximum Building Height: No structure shall exceed seventy (70) feet or three stories in height.
- 2103.02 Minimum Lot Area: 10,000 square feet.
- 2103.03 Minimum Lot Width: 100 feet.
- 2103.04 Minimum Yards:

- (a) Front yard: 50 feet. The first ten (10) feet inside this front yard setback (adjacent to the road or highway right-of-way line) shall remain open except for entrance/ exit driveways and shall be landscaped in accordance with Section 404 of this Ordinance; no parking shall be permitted in these driveways.
- (b) Side yards and rear yards where NOT abutting a residential district: 20 feet; the first five (5) feet inside this side or rear yard setback (adjacent to the property line) shall be landscaped.
- (c) Side yards and rear yards where abutting ANY residential district: 50 feet, which shall remain open and be landscaped in accordance with Section 404 of this Ordinance; OR 20 feet, which shall remain open and be landscaped; AND a fence along the side or rear yards abutting such residential district; said fence shall be a minimum of six (6) feet in height and shall be constructed of brick or solid (plank-to-plank) wood. Where this fencing option is chosen, the property owner shall be responsible for the maintenance of the fence, and failure to maintain it shall constitute a violation of this Ordinance.

SECTION 2104 - STORAGE AND REFUSE AREAS

All temporary storage and refuse collection areas shall be located at the rear of the site and shall be totally encircled or screened by a fence, planting, or other suitable visual barrier. On corner parcels, storage and refuse areas shall be located on the opposite corner of the lot from each street corner.

SECTION 2105 - LOADING/ UNLOADING AREAS

All loading and unloading space shall be located to the rear of the principal buildings. On corner parcels, or on through parcels, if there is only one principal building, one side of the principal building may be used for loading and unloading. Side loading is also permitted if the loading space is screened from abutting properties and the view from the street.