

## **ARTICLE 13 INDUSTRIAL DISTRICTS**

### **SECTION 1300 I-1, LIGHT INDUSTRIAL**

#### **SECTION 1302 PURPOSE**

The purpose of the I-1, Light Industrial District is to accommodate limited manufacturing uses having a minimal impact on surrounding areas. The intent is to allow manufacturing development by reason of location and the availability of adequate transportation and infrastructure systems, while protecting the surrounding uses from negative external effects.

#### **SECTION 1304 PERMITTED USES**

The following uses are permitted within the I-1, Light Industrial District:

- a. Federal, State, county, or municipal buildings other than schools
- b. Contractor's office, including contractor's yard
- c. Essential services
- d. Research and testing labs
- e. Warehouses
- f. Public parking lots
- g. Offices, banks, financial institutions, and insurance agencies
- h. Auto sales, service, and repair
- i. Manufacturing (enclosed), with allowance for 10% retail floor area (gross)
- j. Assembly, warehousing, and distribution of previously prepared material
- k. Accessory uses
- l. Wholesale businesses
- m. Service businesses providing support services to manufacturing activities
- n. Automobile and truck repair shops, including painting, upholstering, reconditioning, and body repair when performed entirely within a building
- o. Machine, tool, and die shops, excluding presses and similar equipment
- p. Equipment rental facilities
- q. Building supply store, including lumber sales
- r. Agriculture except confined feeding lots
- s. Home occupations
- t. Truck stops
- u. Religious institutions

**SECTION 1306 SPECIAL EXCEPTIONS**

The following special exceptions shall be permitted within the I-1, Light Industrial District only as specifically authorized by the Board of Zoning Appeals in accordance with the regulations of Section 320 of this Ordinance:

- a. Communication, television, and radio towers
- b. Airports and heliport landing fields
- c. Truck, tractor, trailer or bus storage, parking lot or yard, or garage
- d. Stadiums, auditoriums, arenas
- e. Public or private utility structures
- f. Cellular communications facilities
- g. Public transportation terminals
- h. Adult entertainment businesses
- i. Restaurants
- j. Hotels and motels
- k. Motor freight terminals
- l. Supply yards
- m. Public and parochial schools

**SECTION 1308 LOT AND YARD REQUIREMENTS**

The following lot and yard requirements shall apply within the I-1, Light Industrial District:

|   |  |
|---|--|
| Use   | All permitted uses and special exceptions identified in I-1 Light Industrial District. |
| Minimum Lot Size                            | 23,000 square feet   |
| Maximum Lot Coverage                        | 65 percent   |
| Minimum Road Frontage                       | 100 feet   |
| Minimum Yard Requirement:                   |  |
| Front Yard Setback*                         | Arterial: 75'<br>Collector: 65'<br>Local: 65'  |
| Side Yard Setback                           | 50 feet  |
| Rear Yard Setback                           | 50 feet  |
| Maximum Building Height                     | 45 feet  |
| Minimum Ground Floor Area for Principal Use | Not applicable   |

*\*Indicates the minimum distance required from the front of a proposed structure to the centerline of the adjacent public and private roadway(s)*

## **SECTION 1310 I-2, HEAVY INDUSTRIAL**

### **SECTION 1312 PURPOSE**

The purpose of I-2, Heavy Industrial District is to accommodate a broad range of industrial activities, diverse in products, operational techniques, and size, which have a greater impact on the surrounding environment than the I-1, Light Industrial District. The uses permitted in this district generally include those manufacturing and industrial activities which cannot be operated economically without creating some conditions which may be objectionable to the occupants of adjoining properties and which, for that reason, must be grouped in areas where similar industrial uses are now located or where the permitted uses will be best located in accordance with the St. Leon Comprehensive Plan.

### **SECTION 1314 PERMITTED USES**

The following uses are permitted within the I-2, Heavy Industrial District:

- a. Federal, State, county, or municipal buildings other than schools
- b. Contractor's office
- c. Auto sales, service, and repair
- d. Contractor's yard
- e. Essential services
- f. Public transportation terminals
- g. Research and testing labs
- h. Warehouses
- i. Public parking lots
- j. Assembly, warehousing, and distribution of previously prepared material
- k. Accessory uses
- l. Wholesale businesses
- m. Service businesses providing support services to manufacturing activities
- n. Automobile and truck repair shops, including painting, upholstering, reconditioning, and body repair when performed entirely within a building
- o. Machine, tool, and die shops
- p. Outdoor storage facilities
- q. Equipment rental facilities
- r. Building supply store, including lumber sales
- s. Livestock auctions
- t. Motor freight terminals
- u. Agriculture, including confined feeding lots
- v. Manufacturing
- w. Grain elevators
- x. Supply yards

- y. Truck and railroad terminals
- z. Processing plants
- aa. Home occupations
- bb. Truck stops
- cc. Religious institutions

## **SECTION 1316 SPECIAL EXCEPTIONS**

The following special exceptions shall be permitted within the I-2, Heavy Industrial District only as specifically authorized by the Board of Zoning Appeals in accordance with the regulations of Section 320 of this Ordinance:

- a. Communication, television, and radio towers
- b. Truck, tractor, trailer or bus storage, parking lot or yard, or garage
- c. Stadiums, auditoriums, arenas
- d. Stockyards and slaughter houses
- e. Public or private utility structures
- f. Airports and heliport landing fields
- g. Mineral excavation, including gravel pits
- h. Junk yards
- i. Bulk fuel storage
- j. Concrete mixing
- k. Manufacture and processing of explosive material
- l. Cellular communications facilities
- m. Adult entertainment businesses
- n. Restaurants
- o. Hotels and motels
- p. Kennels
- q. Public and parochial schools

**SECTION 1318 LOT AND YARD REQUIREMENTS**

The following lot and yard requirements shall apply within the I-2, Heavy Industrial District:

|   |  |
|---|--|
| Use   | All permitted uses and special exceptions identified in I-2 Heavy Industrial District. |
| Minimum Lot Size                            | 40,000 square feet   |
| Maximum Lot Coverage                        | 65 percent   |
| Minimum Road Frontage                       | 100 feet   |
| Minimum Yard Requirements:                  |  |
| Front Yard Setback*                         | Arterial: 75'<br>Collector: 65'<br>Local: 65'  |
| Side Yard Setback                           | 50 feet  |
| Rear Yard Setback                           | 50 feet  |
| Maximum Building Height                     | 45 feet  |
| Minimum Ground Floor Area for Principal Use | Not applicable   |

*\*Indicates the minimum distance required from the front of a proposed structure to the centerline of the adjacent public and private roadway(s)*

