

Sec. 10-5-25 I-1 Industrial District.

- (a) **Purpose.** The I-1 District is intended to provide for light industry and manufacturing in areas separated from other sections of the community.
- (b) **Permitted Uses.** As listed in Table 5-1.
 - (1) Specifically excluded and expressly prohibited is any use or business involving the wrecking of automobiles, junk yards, scrap yards, garbage removal or the slaughter of animals or poultry.
- (c) **Conditional Uses.** As listed in Table 5-1.
- (d) **Dimensional Requirements.** Unless otherwise designated in this Chapter, in the I-1 District the minimum dimensions and setbacks of yards, the minimum lot area, the minimum lot width, the maximum building height permitted shall be as follows:
 - (1) **Minimum Front Yard Setback.** Forty (40) feet from lot line or from nearest highway right-of-way line, whichever requires the greater minimum front yard setback.
 - (2) **Minimum Side Yard Setback.** Twenty-five (25) feet on the side of any lot adjoining any Agricultural, Residential or Business District; twenty-five (25) feet on the street side of any corner lot, which adjoins any Agricultural, Residential or Business District; and ten (10) feet otherwise.
 - (3) **Minimum Rear Yard Setback.** Twenty-five (25) feet.
 - (4) **Minimum Lot Area.** Twenty-eight thousand (28,000) square feet.
 - (5) **Minimum Lot Width.** Two hundred (200) feet.
 - (6) **Maximum Building Height.** Forty-five (45) feet for the principle building, and thirty-five (35) feet for any accessory building.
 - (7) **Maximum Floor Area of Accessory Buildings.** 1,500 square feet.