
5.12 I-1 Light Industrial

No building or use shall hereafter be established or enlarged within the I-1 Light Industrial District unless it conforms to the following regulations:

- a. Permitted Uses. None: all uses in this District are conditional uses and must be approved in accordance with the procedures established in Section 6.
- b. Conditional Uses. See Section 6 for specific conditional uses and conditions.
- c. Lot Size Requirements.
 - (1) Minimum lot area: 20,000 square feet, except where the Department of Natural Resources regulations require more.
 - (2) Minimum lot width: 100 feet.
- d. Building Bulk Limitations.
 - (1) A front yard not less than fifty feet (50').
 - (2) A side yard on each side of the lot not less than twenty-five feet (25'); if abutting a residential district, thirty feet (30') where the industrial and residential zones abut.
 - (3) A rear yard no less than twenty-five feet (25').
 - (4) Maximum building height: Sixty feet (60').
 - (5) Other structures: antennas, smokestacks, water towers, and other similar equipment and structures shall not exceed the height of seventy-five feet (75') unless the conditional use permit is secured.