

CHAPTER VI
ZONING DISTRICTS

SECTION 9 INDUSTRIAL ZONE I-1

A. DESCRIPTION OF DISTRICT

1. A district designed to provide for a wide range of industrial uses. This zone should reserve sufficient land of appropriate locations to accommodate both present and proposed industrial needs of the city.

B. PERMITTED USES

1. All uses permitted and conditional in zones C-1 and C-2.
2. Dog kennels, animal clinics.

C. CONDITIONAL USES

1. Storage of bulk materials, such as prohibited in the C-1 or C-2 zone, when it is found by the Fire Chief that the specific location and the safeguards provided will so reduce the danger of fire or explosion as not to be dangerous to the health, safety or general welfare of the people.
2. The manufacturing, compounding, processing, packing or assembling of such products as prohibited in the C-1 and C-2 zones, when it is found by the Fire Chief that the specific location and the safeguards provided will so reduce the noise, dust, odor, or vibration as not to be detrimental or dangerous to the health, safety or general welfare of the people.

D. AREA REGULATIONS

1. Front yard minimum setback:
 - a. Minimum of forty-five (45) feet.
2. Side yard minimum setback:
 - a. Ten (10) feet from each property line and twenty (20) feet if it abuts residential.
3. Rear yard minimum setback:
 - a. Twenty-five (25) feet from property line
4. Lot area minimum:

- a. Fourteen thousand (14,000) square feet
- 5. Lot coverage:
 - a. No structure may cover more than thirty-three and one-third (33.33) percent of the lot area.

NOTE: No private residential construction shall be allowed in the industrial zones, except as permitted by the Planning Commission for security purposes.