

## ARTICLE 12

### “I-1” LIGHT INDUSTRIAL DISTRICT

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#### **12.010 Purpose and Intent**

The Light Industrial District is established to provide areas in the City in which light industrial or manufacturing firms can engage in processing, assembling, manufacturing, warehousing and storage, and for related incidental service facilities. The activities conducted in this district will create no obnoxious sounds, glare, dust, or odor.

#### **12.020 Permitted Uses**

The following uses and structures, and no others, are permitted in the “I-1” District.

1. Animal hospitals or clinics
2. Automatic car wash
3. Bottling works
4. Building material sales (except for Ready-Mix Concrete and similar uses which emit dust, odor, or smoke)
5. Carpenter, cabinet, plumbing or sheet metal shops
6. Contractor office and equipment storage yards, providing the storage yard is completely enclosed with a six foot fence or wall
7. Dog kennels
8. Dry cleaning and/or laundry plants
9. Express storage and delivery services
10. Frozen food lockers
11. Greenhouses, retail and wholesale
12. Jail and prison facilities

13. Light manufacturing operations – where the entire operation is conducted within a building and providing no raw materials or manufactured products are stored outside the building other than for loading and unloading operations and further providing that such use is not noxious or offensive by reason of vibration or noise beyond the confines of the building or emission of dust, fumes, gas, odor or smoke.
14. Lumber yards
15. Machinery sales or storage lots
16. Monument & burial vault sales
17. Motor vehicle sales, automobile and truck
18. Mobile home sales and service
19. Moving company, storage and terminal
20. Offices and office buildings
21. Public utility and public service uses as follows:
  - a) Substations
  - b) Railroads
  - c) Telephone exchanges
  - d) Public utility storage yards when the entire storage area is enclosed by at least a six (6) foot wall or fence
22. Service stations
23. Storage rental units
24. Truck and rail terminals
25. Upholstery shops
26. Warehouses
27. Wholesale merchandise sales and storage
28. All those uses listed as permitted or conditional uses in “B-1” General Business District, and “B-2” Highway Commercial District, with the exception of residential uses.

### **12.030 Conditional Uses**

The following uses and structures shall be permitted when authorized by the Planning and Zoning Commission.

1. Micro-wave Towers
2. Radio Towers
3. Ready-Mix Concrete and Asphalt Mix Plants
4. Television Towers
5. Telephone Transmission Buildings
6. Auto wrecking yards subject to the following:
  - a. Located on a tract of land at least (300) three hundred feet from a residential district zone.
  - b. The operation shall be conducted wholly within a building complying with the current International Building Code or within an area completely surrounded on all sides by a max height 8’ solid fence, wall or natural buffer as approved by the zoning administrator.

- c. No junk, or vehicles shall be loaded, unloaded, or otherwise placed, either temporarily or permanently outside the enclosing building or approved enclosure, or within the public right of way.
  - d. The property shall be in compliance with any Federal or State regulations.
  - e. Junk materials shall not be stacked or placed so as to be visible above the enclosure, nor shall junk materials be placed outside of the enclosure area so as to be visible from the right of way.
  - g. The approved enclosure shall comply with the City of Osceola Fence ordinance Article 26 or be approved by the Zoning Administrator.
  - h. Entrances must be constructed in a manner that precludes a direct view of the junk material within from the right of way, or, there must be entrance gates which are capable of concealing the junk materials from view when closed.
  - i. ) The Zoning Administrator will notify the licensee that failure to commence remedial action within 30 days will constitute cause for revocation of the license and immediate removal of nuisances . DOT will be contacted to revoke license.
7. All other uses of a similar character as may be determined by the Board of Adjustment.

**12.040 Accessory Uses**

Accessory uses incidental to and on the same zoning lot as the principal use.

- 1. See Article 16.

**12.050 Lot Size**

There is no minimum lot size requirement.

**12.060 Lot Coverage**

There shall be no requirements except as may be dictated by off-street parking and setback requirements.

**12.070 Yard Requirements**

- 1. Front Yard – Each lot in the “I-1” District shall have a front yard of not less than thirty (30) feet, unless otherwise provided in Article 19.
- 2. Side Yard – No side yard shall be required for uses permitted in this district except where such use abuts a residential district, in which case there shall be required fifteen (15) feet of side yard on the side of the lot which abuts the residential district.
- 3. Rear Yard – No rear yard shall be required for uses in this district except where the district abuts a residential district, in which case there shall be a twenty (20) foot rear

yard provided there is no alley. In those cases where an alley exists, the rear yard may be ten (10) feet.

### **12.080 Height Regulations**

1. Maximum height for structures shall be seventy-five (75) feet.
2. When a building or structure is within one hundred fifty (150) feet of a residential district zone, said building or structure shall not exceed forty-five (45) feet in height.

### **12.090 Area of District**

There shall be no requirements except that an orderly development pattern be used.

### **12.100 Parking Requirements**

See Article 18.

### **12.110 Sign Regulations**

See Article 17.

### **12.120 Site Plan Requirements**

See Article 15.

### **12.130 Supplemental Development Standards**

1. Buffer Strip – Whenever the “I-1” District adjoins a Residential District, an additional side yard and rear yard shall be provided for a buffer strip. The buffer strip shall be at least five (5) feet wide and shall contain a six (6) foot high fence to serve as a screen between the residentially zoned property.

### **12.140 Exceptions and Modifications**

See Article 21.