

I-1: Light Industrial

1. **Purpose.** To provide for areas of light fabrication, manufacturing and industrial uses which are compatible with existing adjacent land uses, access to transportation and the availability of public services and facilities. I-1 Zones with conflicts between other uses can be minimized with orderly transitions of zones and buffers between uses. This district implements the *commercial/industrial* and *industrial* future land use classifications of the GROWTH PLAN.
2. **Authorized Uses.** Table 3.5 lists the authorized uses in the I-1 district.
3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:
 - a. Non-residential intensity shall not exceed a floor area ratio (FAR) of 2.0;
 - b. Minimum lot size shall be one acre, except where a commercial or industrial center is subdivided with pad sites or other shared facilities;
 - c. The maximum building size is 150,000 square feet, unless a conditional use permit is issued.
4. **Street Design.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.
5. **Performance Standards.** The performance standards of the I-0 district shall apply in the I-1 district, except that:
 - a. Principal and accessory outdoor storage and display areas shall be permitted in accordance with Chapter Four, with the following exceptions:
 - (1) Outdoor storage and displays shall not be allowed in the front yard setback;
 - (2) Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;
 - (3) Unless required to buffer from an adjoining district, screening along all other property lines is not required;
 - (4) Screening of dumpsters is not required; and
 - (5) Outdoor storage areas may be established as a principal use without a conditional use permit.

I-1 Summary

Primary Uses	Manufacturing, office, commercial services
Max. Intensity	2.0 FAR
Max. Bldg. Size	150,000 sq. ft.

Zoning District	Minimum Lot Size		Minimum Street Frontage (ft.)	Minimum Setbacks ⁽¹⁾ (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width (ft.)		Front ⁽⁸⁾ (ft.)	Side (ft.)	Rear ⁽⁸⁾ (ft.)			
See Section	3.2.B	3.2.C	3.2.D	3.2.E	3.2.E	3.2.E	3.2.F	3.2.G	3.2.H

Non-Residential Zoning Districts

I-1	1 Acre	100	N/A	15/25	5/5 ^{5,10}	10/10	N/A	2.00	40
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GENERAL NOTE: See the Alternative Residential Development Standards of Chapter Five for additional information regarding flagpole lots, attached housing, zero lot line and cluster development.

Some properties might also be subject to additional restrictions and/or overlay zones.

FOOTNOTES:

1. Minimum front yard setback for garage, carport or other vehicle storage space (principal and accessory) shall be 20 feet, measured from the storage entrance to the property line.
2. Minimum street frontage on cul-de-sac is 30 feet.
3. RSF-R through RMF-5, the FAR (Floor Area Ratio) applies only to non-residential uses; RMF-8 through RMF-24, the FAR applies to multi-family and non-residential uses.
4. Maximum height is 40 feet if adjacent to any residential zoning district.
5. 10/5 foot setback if abutting a residential zone or use.
6. Maximum height for structures in the C-1 and I-O zone districts which are along Horizon Drive and north of G Road (including Crossroad Boulevard and Horizon Court) shall be 65 feet.
7. Setbacks may be reduced to zero feet (0') by the Director if located within the downtown area.
8. The setback from the street along the rear half of a double frontage lot shall be the greater of the required front yard setback or the required rear yard setback.
9. Maximum building height may be increased up to 65 feet if the building setbacks (front, side and rear) are at least 1.5 times the overall height of the building. A minimum of 50 percent of the resulting front yard setback area must be landscaped per Code requirements.
10. A minimum side yard setback of six feet (6') will be required where perimeter side yard landscaping is required.