

CHAPTER XVI
"I-1" - LIGHT INDUSTRIAL DISTRICT

(Ord. No. 91-6; 11/18/91)
(Ord. No. 96-03; 5/2/96)
(Ord. No. 09-01; 3/31/09)
(Ord. No. 23-08; 12/18/23)
(Ord. No. 24-03; 2/20/24)

SECTION 16.01 INTENT. It is the intent of this Chapter to provide for the development of a variety of warehousing, industrial and manufacturing uses that can be characterized by low land coverage and the absence of objectionable external effects. Regulations contained in this district are designed to encourage the development of industrial areas which will be compatible with one another and with adjacent or surrounding districts. These regulations are also designed to protect existing industrial uses located in the district and to prevent the establishment of uses that are suitably provided for in other districts.

SECTION 16.02 PERMITTED USES. Land and/or buildings may be utilized for the following uses only:

- (a) Warehousing, storage, or transfer buildings, but excluding the storage of bulk petroleum or related products, garbage, or rubbish.
- (b) Truck terminals, including maintenance and service facilities.
- (c) Manufacture, compounding, processing, packaging, treating, and assembling from previously prepared materials in the production of:
 - (1) Food products, including meat, dairy, fruit, vegetable, seafood, grain, bakery, confectionery, beverage, and kindred foods.
 - (2) Textile mill products, including woven fabric, knit goods, dying and finishing, floor coverings, yarn and thread, and other textile goods.
 - (3) Apparel and other finished products made from fabrics, leather goods, fur, canvas, and similar materials.
 - (4) Lumber and wood products, including millwork, prefabricated structural wood products and containers, not including logging camps.
 - (5) Furniture and fixtures.
 - (6) Paperboard containers, building paper, building board, and bookbinding.
 - (7) Printing and publishing.
 - (8) Chemical products such as plastics, perfumes, synthetic fibers.
 - (9) Manufacturing of engineering, measuring, optic, medical, lenses, photographic, and similar instruments.
 - (10) Jewelry, silverware, toys, athletic, office, and tobacco goods, musical instruments, signs and displays, and similar manufacturing establishments.

- (d) Wholesale establishments, including automotive equipment, drugs, chemicals, dry goods, apparel, food, farm products, electrical goods, hardware, machinery, equipment, metals, paper products and furnishings, and lumber and building products.
- (e) Research and development testing and experimental laboratories and manufacturing.
- (f) Essential service buildings and structures.
- (g) Trade and industrial schools.
- (h) Tool and die manufacturing establishments.
- (i) Central dry-cleaning plants.
- (j) Lumberyards and other building equipment supply establishments.
- (k) Commercial fuel depot.
- (l) Antennas and towers not exceeding 35 feet in height subject to section 2.42 herein. (Ord. No. 96-03; 5/2/96)
- (m) Any On-Site Use Wind Energy System, including Structure-Mounted Wind Energy Systems, which is 65 feet or less in total height subject to Section 2.46 herein. (Ord. No. 09-01; 3/31/09)

SECTION 16.03 SPECIAL LAND USES. The following uses may be permitted as a special land use when approval is obtained from the Planning Commission. Such uses are subject to the provisions of Chapter XXI herein.

- (a) Child care centers as an accessory use to the principal use.
- (b) Contractor equipment yards and operations.
- (c) Vehicle repair or body shops provided all work is performed within an enclosed building and outdoor storage of vehicles is within a completely enclosed area.
- (d) Self-storage facilities subject to Section 21.11 (Ord. No. 24-03; 2/20/24).
- (e) Antennas and towers exceeding a height of 35 feet as regulated by Section 21.07. (Ord. No. 96-03; 5/2/96)
- (f) Any Wind Energy System, including Structure-Mounted Wind Energy Systems, which is greater than 65 feet in total height and Anemometer (MET) Towers subject to Section 21.09 herein. (Ord. No. 09-01; 3/31/09)
- (g) Outdoor storage of recreational vehicles, trailers, campers, boats and similar items only in conjunction with a special land use for a self-storage facility and subject to Section 21.12. (Ord. 24-03; 2/20/24)

SECTION 16.04 AREA REGULATIONS. No building or structure nor the enlargement of the same, shall be erected unless the following requirements are met:

- (a) **FRONT SETBACK** - There shall be a minimum front setback of seventy-five (75) feet according to the requirements of Section 2.13.

For a corner lot, through lot, or triple frontage lot, the setback along the principal street shall be the same as required for an interior lot while the setback along the secondary street and tertiary street shall be a minimum

- of thirty-five (35) feet. The Zoning Administrator shall determine which is the principal street and which is the secondary street. Generally, the principal street will have a greater volume of traffic than the secondary street. (Ord. No. 23-08; 12/18/23)
- (b) SIDE YARD - There shall be a minimum side yard of twenty-five (25) feet in this district except where an industrial district abuts a residential zone on the side there shall be maintained a fifty (50) foot side yard on each side.
 - (c) REAR YARD - There shall be a minimum rear yard of twenty-five (25) feet in this district except that where such district abuts a residential zone a minimum rear yard of one hundred (100) feet shall be provided.
 - (d) LOT AREA/WIDTH - Each lot or parcel shall have a minimum lot area of forty thousand (40,000) square feet, exclusive of road right-of-way and a minimum lot width of one hundred fifty (150) feet.
 - (e) GREENBELTS. A greenbelt, as determined by the Alpine Township Landscape Guidelines, shall be erected and maintained on the side and rear of any I-1 Zone which abuts a Residential or Rural Agricultural Zone and such greenbelts shall also be required where an I-1 Zone or uses permitted in an I-1 Zone abut an existing nonconforming residential use.
 - (f) HEIGHT. No building shall exceed forty-five (45) feet in height or three stories, whichever is lesser.

SECTION 16.05 SITE DEVELOPMENT STANDARDS. The following development standards are designed to mitigate negative impacts on nearby properties.

- (a) All storage of materials related to the use are to be kept within a completely enclosed building or within an area enclosed on all sides by a solid fence, greenbelt, or wall at least six (6) feet in height. Further, all business shall be conducted in such a manner that any noise, smoke, dust, vibration, or like nuisance shall not adversely affect adjoining properties.
- (b) Operations which involve the use or storage of diesel powered equipment or heavy trucks shall keep all such vehicles at least one hundred fifty (150) feet from the nearest residential dwelling unit and shall not operate such vehicles in a manner which will be a nuisance to nearby residents.
- (c) The location of driveways shall be determined during site plan review. Driveways shall be located to minimize negative impacts upon nearby properties.

- (d) Operations which involve the repair or storage of damaged vehicles shall immediately remove all fluids from such vehicles if there is evidence that leaking of fluids is occurring or could occur. This is necessary to minimize fire hazards and to prevent such fluids from contaminating ground water and surface water.

SECTION 16.06 OFF-STREET PARKING. Off-street parking facilities must be provided for all uses in this district in accordance with the requirements of Chapter XIX.

SECTION 16.07 SITE PLAN REVIEW. A site plan review shall be provided for those uses as required by Chapter XVIII herein.