

Section 1113. I-L, Light Industrial District: (Revised 2/14/06)

District Intent: This District is established to provide land for light industrial Uses which are **not** significantly objectionable with regard to noise, odor, fumes, etc., to surrounding properties. This District's regulations are designed to provide a compatible environment for Uses generally classified as light industrial in nature; to protect and reserve undeveloped areas within the County that are suitable for such light industries; and to discourage encroachment by Residential, Commercial, or other Uses that may adversely affect the industrial character of the District. Lands within this District should be located in relation to the thoroughfare network of the County, as well as rail and air if required, and designed so that Uses within the District do not disrupt normal traffic flow patterns within the County. Planned industrial parks are encouraged within this District.

- (a) **Permitted Uses:** Property and Buildings in an I-L Light Industrial District shall be used for the following purposes, provided that such Uses are conducted in such a manner that noxious odors, fumes, dust and similar particles, or noise are not emitted or detectable beyond the property lines of the Lots on which the Uses are located:
- (i) Building material sales yards and lumber yards, including the sale of rock, sand, gravel, and the like.
 - (ii) Warehouse and wholesale establishments.
 - (iii) Public utilities, including Buildings, necessary structures, storage yards and other related Uses.
 - (iv) Research or experimental stations and laboratories.
 - (v) Radio and/or television station transmission or reception towers.
 - (vi) Horticultural nurseries.
 - (vii) Large Office Buildings for business, governmental, professional, or other general purposes.
 - (viii) Repair garages, provided there is no open storage of wrecked automobiles or scrapped or salvaged vehicle parts on the Premises.
 - (ix) Transportation/trans-shipment terminals.
 - (x) Extermination, Pest Control, Fumigation, Septic Tank Pumping, Furnace Cleaning and Well Drilling Services.
 - (xi) Customary Accessory Buildings and Uses incidental to any approved Conditional Uses.

- (b) **Conditional Uses:** The following Uses may be permitted in this District on a conditional basis upon approval by the County Commission:
- (i) Retail businesses or services provided such businesses or services are (1) incidental to a permitted light-industrial Use and (2) located on the same Premises.
 - (ii) Storage Yards
 - (iii) Watchman or Caretaker's One (1) or Two (2) Family Dwelling provided that:
 - 1) such Dwelling is located on the Premises of the permitted light-industrial Use and
 - 2) the head of the household is employed by the industry as a watchman or caretaker.
 - (iv) Open yard Use for the sale, rental, dismantling and/or storage of new or used salvage and/or Junk materials or equipment, provided that:
 - 1) such Uses are separated from adjoining properties by a suitable planting screen, fence, or wall at least eight (8) feet in height, and
 - 2) no burning of materials or products will be conducted on the Premises.
 - (v) Animal hospitals with exercise yards (no outside pens).
 - (vi) Commercial kennels with exercise yards (no outside pens).
 - (vii) Waste Water Treatment Plant and Land Application System. (Revised – 10/14/14)
 - (viii) Customary Accessory Buildings and Uses incidental to any approved Conditional Uses.
- (c) **Area Regulations:** Unless otherwise specified in this Ordinance, Lots permitted in the I-L, Light Industrial District shall conform to the following regulations:
- (i) Minimum Lot area: 30,000 Square Feet (Larger if required by the County Commission to meet District's regulations and intent).
 - (ii) Minimum Lot width at Building line: 150 feet.

- (iii) Minimum front yard setback: 75 feet.
- (iv) Minimum side yard setback (interior or street):30 feet.
- (v) Minimum rear yard setback: 50 feet.
- (vi) Maximum Building height: 45 feet.

(d) **Special Site Regulations:**

- (i) Maximum percent of gross land to be covered....65%
- (ii) Lots permitted in an I-L, Light Industrial District served by Public Sewer and Water and not serviced by a through Access Road shall have the following Lot and Building Requirements: (Revised-2/2/10)

Minimum Lot Area: 17,500 Square feet

Minimum Lot width at Building Line: 95 feet

Minimum front yard setback from road right-of-way: 50 feet

Minimum side yard setback, from property line : 15 feet

Minimum rear yard setback, from property line: 25 feet

(Revised – 2/2/10)