

9-6 I-1 INDUSTRIAL ZONE

9-6-1 Declaration of Legislative Intent

The I-1 Industrial Zone has been established for the purpose of providing places where manufacturing, processing, warehousing and fabrication of goods and material can be carried on with minimum conflict or deleterious effect upon surrounding properties. It is also intended in this zone to promote the economic well-being of the people and to broaden the tax base.

This zone is characterized by a mixture of industrial, manufacturing and processing establishments with intermittent open land that is served by streets, power, water and other utilities and facilities or where such facilities can be readily provided.

The specific regulations necessary for the accomplishment of the purposes of the zone are hereinafter set forth. *(Res. 11-12-79)*

9-6-2 Permitted Uses and Conditional Uses

Permitted and Conditional Uses allowed within the zone are indicated by Table 9-1 at the end of this Article which shall be updated from time to time to reflect changes passed by the County Commission.

The uses indicated in said Table 9-1 are further defined, and are subject to the regulations set forth in Article X and XI.

9-6-3 Area Requirements

There shall be no minimum area requirements except that an area sufficient to accommodate location requirements, off-street parking, loading and unloading, and vehicular access shall be provided and maintained. *(Res. 11-12-79)*

9-6-4 Width Requirements

No width requirements. *(Res. 11-12-79)*

9-6-5 Location Requirements

All buildings shall be set back at least sixty (60) feet from the center of any public road or thirty (30) feet from the right-of-way line, whichever is the greater distance, except as required in Article VI, Section 6-13. *(Res. 11-12-79)*

9-6-7 Height and Size Requirements

No height and size requirements. *(Res. 11-12-79)*

9-6-8 Special Provisions

- (a) The yards around buildings shall be kept free of debris, refuse, weeds, and other flammable material which may constitute a fire hazard.
- (b) No building used for human habitation shall be constructed nor shall any permit be issued therefor, until sewage disposal facilities have been approved in accordance with minimum health standards as established by the State and/or local health authority.

- (c) All dwellings, individual mobile homes, caretaker dwellings and other structures intended for human occupancy shall be served by an approved water system. However, such dwellings and structures may be constructed using an individual water storage facility provided:
- (1) the proposed use or building is permitted within the zone and that, if the use is for a dwelling, said dwelling shall qualify as a caretaker dwelling;
 - (2) connection to an approved water system is not feasible; and
 - (3) the design of the proposed water storage facility has been approved by the local health authority in accordance with County and State standards.

9-6-9 Supplementary Regulations

Uses within this zone shall also comply with all applicable requirements as set forth under Article VI entitled "Supplementary Regulations to Zones." (*Res. 11-12-79*)

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