

SECTION 11 "I-1" INDUSTRY DISTRICT

SUBDIVISION 1. PURPOSE

The "I-1" INDUSTRY DISTRICT is intended to provide a district for a broad range of industrial activities. Because of their potential adverse effects on other county land uses, these industrial developments should be located in areas capable of providing adequate utilities and transportation facilities and standards should be applied to control noise, odor, dust, smoke, glare or other hazards.

SUBDIVISION 2. PERMITTED USES

The following uses shall be permitted within the "I-1" INDUSTRY DISTRICT:

1. Any light manufacturing operation producing; food and kindred products; apparel and other finished products made from fabric and similar materials; furniture and fixtures; paper products; printing and publishing; electrical and electronic machinery, equipment and supplies; measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches, clocks and jewelry; or wood and wood products.
2. Any wholesaling, warehousing and terminal operations including those with the outdoor storage of materials such as: construction materials, lumber, machinery and equipment.
3. Any research, development or testing laboratory.
4. Any contractor's office or storage yard.
5. Any transportation terminals including air, rail and truck terminals, public garages and equipment yards.
6. Temporary, Non-Residential Construction Site.
7. Any Renewable Energy System as regulated in the Murray County Renewable Energy Ordinance.
8. Any permitted signs as regulated in Section 18 of this Ordinance.

SUBDIVISION 3. CONDITIONAL USES

The following uses may be allowed in the "I-1" INDUSTRY DISTRICT subject to obtaining a Conditional Use Permit in accordance with the provisions of Section 22 of this Ordinance.

1. Any eating or drinking establishment.
2. Any heavy manufacturing operation producing: chemicals and allied products; petroleum products; rubber and plastic products; leather and leather products; stone, clay, glass and concrete products; products of primary metal industries; fabricated metal products; machinery; and transportation equipment.

3. Junk yards, salvage yard, dumping grounds.
4. Retail and service business establishments related to the operation of an "I-1" INDUSTRY DISTRICT.
5. Any recycling facility.
6. Any industrial activity not elsewhere classified.
7. Any Adult Use Business as regulated by the Murray County Adult Use Ordinance.
8. Any Telecommunications Tower as regulated in Section 13 of this Ordinance.
9. Retail Winery Operations as regulated in Section 14, Subdivision 11, of this Ordinance.
10. Any conditionally permitted Renewable Energy System as regulated in the Murray County Renewable Energy Ordinance.
11. Any conditionally permitted signs as regulated in Section 18 of this Ordinance.

SUBDIVISION 4. ACCESSORY USES

The following uses shall be permitted accessory uses within the "I-1" INDUSTRY DISTRICT:

1. Any accessory building or use in association with any permitted or conditional use, provided such accessory building or use shall be located on the same property.

SUBDIVISION 5. LOT SIZE, SETBACK, YARD AND HEIGHT REQUIREMENTS

1. Lot size and width.
 - A. No minimum lot size is required; however, the lot size shall be adequate to meet the setback, yard and other requirements of this Ordinance.
 - B. Every lot shall have a width of not less than one hundred and fifty (150) feet abutting a public right-of-way.
2. Yard requirements. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:
 - A. Front yard.
 - 1.) There shall be a minimum setback of fifty (50) feet from the right-of-way line of any public road or highway; except that, this setback may be reduced to thirty-five (35) feet when such public road is not a Federal, State or County Trunk Highway.
 - 2.) Where a lot is located at the intersection of two (2) or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. No accessory buildings shall project beyond the front yard of either road.

- B. Side yard. Every building shall have two (2) side yards. Each side yard shall have a width of not less than fifteen (15) feet, except that no building shall be located within seventy (70) feet of “SP”, “A”, or “R-1” District boundaries.
- 3. Height requirements. Every permitted, conditionally permitted or accessory building shall meet the following height requirements:
 - A. All buildings shall not exceed forty-five (45) feet in height.
 - B. Agricultural buildings shall be exempt from the height requirements.
- 4. Exceptions. Certain uses are exempted from meeting the lot size, yard and height requirements. These exceptions are listed in Section 14, Subdivision 13 of the General Regulations.

SUBDIVISION 6. ESSENTIAL SERVICES REGULATIONS

Essential service facilities may be allowed in an "I-1" INDUSTRY DISTRICT in accordance with the provisions of Section 17 of this Ordinance.

SUBDIVISION 7. GENERAL REGULATIONS

Additional requirements for parking and other regulations in the "I-1" INDUSTRY DISTRICT are set forth in Section 14 of this Ordinance.