

**Article 11. Industrial, Limited, District I-1**

**Sec. 22-11-1. Statement of intent.**

The primary purpose of this district is to permit certain light industries. The limitations on (or provisions relating to) height of building, horsepower, heating, flammable liquids or explosives, controlling emission of fumes, odors and/or noise, landscaping, and the number of persons employed are imposed to protect and foster adjacent residential property while permitting certain light industries to locate near a labor supply.

**Sec. 22-11-2.1. Uses permitted by right.**

The following uses shall be permitted by right:

*Civic Uses*

Public uses

*Commercial Uses*

Automobile repair service establishments  
 Automobile sales  
 Car washes  
 Communications service  
 Corporate offices  
 Financial institutions  
 Flea markets  
 Gas stations  
 Laundries  
 Medical clinics  
 Offices  
 Parking facilities  
 Professional schools  
 Recreational vehicle sales  
 Retail stores, general  
 Retail stores, large-scale  
 Retail stores, neighborhood convenience  
 Retail stores, specialty  
 Self-storage facilities  
 Shooting ranges, indoor  
 Transportation terminals  
 Vending carts  
 Veterinary offices

*Industrial Uses*

- Contractor's storage yards
- Lumberyards
- Machine shops
- Manufacturing, light
- Railroad facilities
- Research laboratories
- Sawmills, temporary
- Solid waste collection facilities
- Upholstery shops
- Wholesale warehouses

*Miscellaneous Uses*

- Accessory uses
- Utilities, minor
- Woodstorage, temporary

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10)

**Sec. 22-11-2.2. Uses permitted by special use permit only.**

The following uses shall be permitted by special use permit only:

*Commercial Uses*

- Amusements, commercial
- Auction houses
- Manufactured home sales
- Outdoor entertainment
- Outdoor recreation facilities
- Restaurants, fast food
- Shooting ranges, outdoor

*Industrial Uses*

- Manufacturing, medium
- Sanitary landfills
- Sawmills, permanent
- Solid waste material recovery facilities
- Truck terminals

*Miscellaneous Uses*

- Aviation facilities
- Outdoor gatherings
- Telecommunication facilities

Utilities, major

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10)

**Sec. 22-11-3. Requirements for permitted uses.**

- (a) Before a zoning permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, the applicant for the proposed use shall comply with the provisions of Article 23 of this chapter.
- (b) Screening from adjacent business, residential and agricultural district shall be required.
- (c) Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards.

**Sec. 22-11-4. Area regulations.**

None, except for permitted uses utilizing individual sewerage disposal system. The required area for any such use shall be approved by the administrator who may consult with the health official.

**Sec. 22-11-5. Setback regulations.**

Buildings and accessory uses shall be located not less than one hundred (100) feet from any street right-of-way and all parking lots shall be located not less than fifty (50) feet from any street right of way except that:

- (a) Buildings and accessory uses may be located less than one hundred (100) feet, but not less than fifty (50) feet, from a street right-of-way, provided that said street:
  - (i) is an access road within a subdivision for business or industrial uses and serves properties that contain industrial zoning district classifications only;
  - (ii) is a cul-de-sac or an interior road; and
- (b) All parking lots shall be located not less than twenty-five (25) feet from any street right of way.

This shall be known as the "building setback line." (Ord. 12-19-07)

**Sec. 22-11-6. Yard regulations.**

When permitted uses adjoin agricultural, residential, or business districts the minimum yard requirements shall be fifty (50) feet. All parking lots shall be located not less than twenty-five (25) feet from any residential or agricultural district.

**Sec. 22-11-7. Height regulations.**

Buildings may be erected up to forty-five (45) feet in height from grade, except that:

- (a) A public or semi-public building may be erected to a height of sixty (60) feet from grade provided that required front, side and rear yard each shall be increased one (1) foot for each foot in height over forty-five (45) feet.
- (b) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials sixty (60) foot limit. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.

**Sec. 22-11-8. Coverage regulations.**

Impervious surface may cover up to eighty percent (80)% of the area of the lot.

**Sec. 22-11-9. Off-street parking.**

Off-street parking shall conform with Article 26 of this chapter.

**Sec. 22-11-10. Sign regulations.**

Sign regulations shall conform with Article 15 of this chapter.

**Sec. 22-11-11. Sidewalks.**

Sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private.

Exceptions approved by the Planning Commission for locating sidewalks along road frontage may be acceptable with the placement of a trail network or greenway on the property providing sufficient pedestrian circulation.

(Ord. 5-4-11)