

SECTION 421. "I-1" ZONE, LIGHT INDUSTRIAL

A. PURPOSE.

This district is intended to promote and encourage modern industrial and research development facilities and other similar uses which can meet strict development standards, while maintaining enough flexibility to efficiently meet the needs of the developer and user. For this reason, Planned Industrial Parks are strongly encouraged in this district. Residential uses are not permitted, including manufactured home parks, courts or subdivisions or RV parks.

B. PERMITTED USES.

1. Manufacturing establishment within a completely enclosed building.
2. Warehouses and storage facilities within a completely enclosed building.
3. Retail sales which are incidental to a manufacturing activity.
4. Governmental services, public utility offices and exchanges, excluding storage or repair services.
5. Offices related to any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, graphic art, real estate, lawyer, architects and engineer.
6. Establishments whose principal function is basic research, design, and pilot or experimental product development, when conducted within a completely enclosed building.
7. Business and trade schools.
8. Taxi stands, bus stops, public parking lots and garages.
9. Gas Serve Stations.
10. Outdoor sales of nursery stock.
11. New and used automobile, truck, mobile home, and agricultural equipment sales.
12. Wholesale establishments.
13. Lumber yards and building supplies.
14. Automobile repair garages.
15. Veterinary clinics and kennels.
16. Open storage in an enclosed, screened fenced area for boats and RV's.

C. CONDITIONAL USES.

1. Adult Uses (as defined in Section 201)
  - a. An adult use shall meet the following separation criteria whereas the exterior building wall of adult uses shall not be located within five hundred (500) feet of the exterior property lines of:
    - (1) A nursery school, elementary school, secondary school or high school.
    - (2) Public libraries, service clubs, neighborhood or community public recreation facilities, and publicly owned and operated swimming or aquatic facilities.
    - (3) A state designated Local Alcohol Reception Center.
    - (4) A church.
    - (5) Bar or Cocktail Lounge.
  - b. Any adult use lawfully operating is not rendered in violation of these provisions by the subsequent location of a nursery school, elementary school, secondary school, high school, public library, service club, neighborhood or community public recreation facility, publicly owned and operated swimming or aquatic facility, state designated local alcohol reception center, church, bar or cocktail lounge.
  - c. For the purposes of calculating the separation requirements, the distance shall be measured from the exterior surface of the walls of the buildings or portions thereof, in which the businesses are conducted.
  - d. An adult use shall not be located within five hundred (500) feet of any other adult use, measured from exterior building wall to exterior building wall.
  - e. The exterior building wall of an adult use shall not be located within five hundred (500) feet of an existing residential district boundary. A residential district for the purposes of this section shall include the following zoning districts: GA, AR-70, AR-43, AR-20, R-1, R-2, R-3, R-4, MH, or residentially designated areas within a P.U.D. zoning district.
  - f. Any adult use will be required to obtain any and all required licenses for such business including a Cottonwood Business Registration.
2. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area: 10,000 Sq. Ft.
2. Minimum Average Lot Width: 75 Ft.
3. Minimum Front Yard: 20 Ft.
4. Minimum Side Yard:
  - a. None required.
  - b. Where a lot adjoins a lot in a residential district along its side lot line, there shall be a 15 Ft. side yard.
  - c. Where a lot line abuts a street there shall be a 10 Ft. side yard.
5. Minimum Rear Yard: 5 Ft., except that if the lot adjoins a lot in a residential district along its rear lot line, there shall be a rear yard equal to the rear yard required in the residential zone.
6. Maximum Building Height: 2 ½ stories, but not to exceed 35 Ft., unless otherwise permitted under a Conditional Use Permit.
7. Screening: Where the lot adjoins or is adjacent to a residential district, an industrial, as listed under the Permitted Uses of I-1 Zone shall be screened from the residential property by a solid masonry fence, a minimum of six (6) Ft. in height; the height of such fence shall be subject to the provisions as set forth:
  - a. The Planning and Zoning Administrator shall submit a recommendation as to the appropriate screening which includes findings of fact. This recommendation shall be presented to the Planning and Zoning Commission and/or City Council for their review, revision and approval. Such findings of fact must be forwarded to the applicant and maintained as public record. Such findings of fact shall be based on but not limited to the following considerations:
    - (1) Compatibility of land uses.
    - (2) Environmental effects of commercial or industrial use.
    - (3) Potential nuisance created by commercial or industrial use.

E. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

F. SIGNS.

The provisions of Section 405 shall apply.

G. PARKING AND LOADING.

The provisions of Section 406 shall apply.

H. PLAN REVIEW.

The provisions of Section 303 shall apply.

I. DEVELOPMENT REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences and individual manufactured homes.

J. CODE REVIEW.

The provisions of Section 305 shall apply to all uses other than single family residences.

K. LANDSCAPING REQUIREMENTS.

The provisions of Section 407 shall apply to all uses other than single family residences.