

Industrial-1 (I-1) (§10-2046)

- Density: Residential uses prohibited (§10-2073)
- Minimum Lot Requirements: (§10-3032)
 - No minimum lot area requirements
- Minimum Setback Requirements: (§10-2075)
 - Front Yard, Side Yard or Rear Yard fronting a public street: 50 feet
 - Side Yard: 0 feet (Aggregate Side Yards: 40 feet)
 - Rear Yard: 0 feet (Aggregate Front/Rear Yards: 70 feet)
- Maximum Height: 50 feet at the minimum setback line, plus one foot of additional height for every one foot of additional setback (§10-2076)
- Allowable ground sign (freestanding sign): High Profile Sign w/ adequate street frontage (§10-2083)

- Common Uses: (§10-2071)
 - Warehousing and Distribution, Wholesaling
 - Manufacturing* and Industrial Uses**
 - Auto Service/Repair, Gasoline Sales, Carwashes, Auto Sales/Rental
 - Department, Discount and Home Improvement Stores
 - Shopping Centers/Areas, Outdoor Storage Yards
 - Billboards
 - * excluding caustic agents made from animal fats, firework or explosives, paints requiring distillation or heating of ingredients, phosphates, turpentine and vinegar
 - ** not causing noxious or offensive dust, fumes, gas, noise, odor, smoke or vibration that substantially interferes with other lawful uses

- Other Allowable Uses: (§10-2071)
 - Residential Institutions
 - Watchman/Caretaker Residence
 - Professional/Medical/Financial Office
 - Convenience Retail, Restaurant, Hotel, Beauty Shop, Pawn Shop
 - Bank, Health Club, Post Office, Commercial Parking
 - Food Store, Movie Theater, Bar, Nightclub, Tavern, Lounge
 - Kennel, Rifle Range, Mining and Quarrying
 - Incinerator, Indoor Storage of Scrap Materials, Landfill
 - Parks, Libraries, Museums, Hospitals, Art Galleries, Funeral Homes, Cemetery
 - Governmental Water and Sewage Treatment Plant, Gas Plant
 - Utility Services and Substation, Telecommunication Tower
- Allowable Uses Requiring a Special Use Permit: (§§10-2144 & 10-2145)
 - Adult Establishment, Outdoor Recycle Center, Storage Yard for Wrecked Vehicles, Prison, Outdoor Theater w/ more than 250 seats

Industrial-2 (I-2) (§10-2047)

- **Density:** Residential uses prohibited (§10-2073)
- **Minimum Lot Requirements:** (§10-3032)
 - No minimum lot area requirements
- **Minimum Setback Requirements:** (§10-2075)
 - No minimum setback requirements
- **Maximum Height:** 50 feet at the minimum setback line, plus one foot of additional height for every one foot of additional setback (§10-2076)
- **Allowable ground sign (freestanding sign):** High Profile Sign w/ adequate street frontage (§10-2083)

- **Common Uses:** (§10-2071)
 - Warehousing and Distribution, Wholesaling
 - Manufacturing* and Industrial Uses**
 - Auto Service/Repair, Gasoline Sales, Carwashes, Auto Sales/Rental
 - Outdoor Storage Yards
 - Billboards
 - * excluding caustic agents made from animal fats, firework or explosives, paints requiring distillation or heating of ingredients, phosphates, turpentine and vinegar
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- **Other Allowable Uses:** (§10-2071)
 - Residential Institutions
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 - Department, Discount and Home Improvement Stores, Shopping Centers/Areas
 - Kennel, Rifle Range, Mining and Quarrying
 - Incinerator, Indoor Storage of Scrap Materials, Landfill
 - Parks, Libraries, Museums, Hospitals, Art Galleries, Funeral Homes, Cemetery
 - Governmental Water and Sewage Treatment Plant, Gas Plant
 - Utility Services and Substation, Telecommunication Tower

- **Allowable Uses Requiring a Special Use Permit:** (§§10-2144 & 10-2145)
 - Adult Establishment, Outdoor Recycle Center, Storage Yard for Wrecked Vehicles, Prison, Outdoor Theater w/ more than 250 seats