

Light Industrial (I-1)

and

Heavy Industrial (I-2)

Districts

ARTICLE XVI: LIGHT INDUSTRIAL DISTRICT (I-1)

SECTION 1600 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the exclusive development of light manufacturing and industrial uses within enclosed structures. It is the intent of this Ordinance that I-1 land uses be compatible with abutting districts, such as commercial districts, which will serve as transitional zones between the industrial uses and the lower intensity residential uses. The uses permitted in I-1 districts shall generate no objectionable odor, smoke, fumes, vibration, or excessive noise. Such light industrial and related uses shall be located only in areas directly accessible to major transportation or railroads. It is further the intent of this Ordinance that encroachment by all residential uses be prohibited.

SECTION 1601 – LAND USES PERMITTED

The following land uses shall be permitted in I-1 districts, provided such uses conform to standards established by appropriate Federal and State regulatory agencies:

- A. Any uses permitted in C-2 and C-3 districts, subject to all regulations of the C-2 and C-3 Districts.
- B. Light or limited manufacturing conducted wholly within completely enclosed buildings, except that the temporary storage of articles, materials, or other matter to be processed, assembled, or otherwise changed may be permitted if adequately screened or buffered. The manufacturing activities conducted in I-1 districts shall, in general, be dependent upon raw materials refined elsewhere. The following light manufacturing uses shall be permitted, provided they are not offensive to neighboring land uses due to the emission of dust, gas, smoke, noise, fumes, odors, vibrations, fire hazards, or other objectionable influences.
- C. Processing, canning, packaging and other treatment of food products, including: bakery products, confectionary and related products, fruit and vegetable products, fish, poultry and other meat products, excluding the rendering or refining of fats and oils and the slaughtering of animals.
- D. Manufacturing, assembly or other treatment of products from the following secondary materials (previously prepared or refined materials): plastics, glass, paper, precious or semi- precious metals or stones, tobacco, and wood (excluding sawmills).
- E. Fabrication of metal products including the manufacture of: machinery (engines and turbines, farm machinery and equipment, etc.); electrical equipment and supplies; transportation equipment (including motor vehicles and parts, aircraft and parts, motorcycles, bicycles and parts, etc.); and other secondary metal manufacturing such as metal cans, cutlery, hand tools, and general hardware, heating apparatus and plumbing fixtures, metal stamping, fabricated wire products, and coating, engraving and allied services.

- F. Manufacturing of pottery or similar ceramic products (using only previously prepared or pulverized clay).
- G. Manufacturing of professional, scientific, and controlling instruments; photographic or optical goods; watches and clocks.
- H. Manufacturing of textile mill products, including broad and narrow woven fabrics and other small wares (cotton, man-made fibers, silk and wool), floor coverings (rugs and carpets), yarns and similar products.
- I. Manufacturing of apparel and other finished products made from fabrics, leather, fur and similar materials.
- J. Assembly, painting, upholstering and similar activities in connection with automobiles, trucks, farm machinery, mobile homes and related products.
- K. Warehousing and storage; such warehousing may include the storage of goods manufactured on the premises as well as goods manufactured off the site, including mini-warehouses.
- L. Dwellings for resident watchmen and caretakers employed on the premises of the primary permitted use.
- M. Other similar enterprises which are of the same character and nature as those specifically permitted above, but not to include those uses first permitted in the I-2 Heavy Industrial district.

SECTION 1602 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2105

- A. Television and radio transmitters.
- B. Public and quasi-public facilities and utilities may be allowed in this district in compliance with Section 402 of this Ordinance and subject to any limitations and restrictions deemed necessary by the Board of Supervisors.
- C. Extraction of minerals, including sand and gravel, provided that when “open-pit” operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Lafayette County Board of Supervisors with written proof of the same.

SECTION 1603 – DIMENSIONAL REQUIREMENTS

1603.01 Maximum Building Height: 35 feet, unless greater height is approved by the Board of Supervisors.

1603.02 Minimum Lot Area: 20,000 square feet.

1603.03 Minimum Lot Width: 100 feet.

1603.04 Minimum Yards/Setbacks:

- A. Front yard: 50 feet. The first ten (10) feet inside this front yard setback (adjacent to the street right-of-way line) shall remain open except for entrance/exit driveways and shall be landscaped; no parking shall be permitted in driveways within the first ten (10) feet of the front yard setback.
- B. Side yards where not abutting an agricultural or residential district or residential use: fifteen (15) feet; the first five (5) feet inside this side yard setback (adjacent to the property line) shall be landscaped. The remainder of the side yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas. Except where a larger yard is required to meet buffer yard standards as set forth in Section 404, then the minimum yard size must meet buffer yard standards.
- C. Rear yards where not abutting an agricultural or residential district or residential use: twenty (20) feet; the first five (5) feet inside this rear yard setback (adjacent to the property line) shall be landscaped. The remainder of the rear yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas. Except where a larger yard is required to meet buffer yard standards as set forth in Section 404, then the minimum yard size must meet buffer yard standards.
- D. Side yards and rear yards where abutting an agricultural or residential district or residential use: 30 feet, which shall meet all minimum buffer yard standards set forth in Section 404. All side or rear yards shall be landscaped open area with no encroachments permitted including driveways, parking lots, or other paved areas.

1603.5 Minimum Space between Separate (Detached) Buildings on the Same Lot: 30 feet, No more than two-thirds (2/3) of the space between such buildings shall be landscaped.

1603.6 Buffer and Screening Requirements: Abutting Use Districts: All Districts except I-2
Min Width: 40 ft. Min Height: 6 ft.

SECTION 1604 – COMPLIANCE WITH LAND DEVELOPMENT STANDARDS AND REGULATIONS, BUILDING CODES AND OTHER COUNTY REGULATIONS

The Developer, owner and contractor proposing a subdivision of land, commercial enterprise, apartment complex, condominium development and other developments as defined herein, and the construction, occupancy and use of any structure must also comply with the applicable requirements contained in the Lafayette County Land Development Standards and Regulations, Building Codes and other ordinances adopted by the Lafayette County Board of Supervisors.

ARTICLE XVII: HEAVY INDUSTRIAL DISTRICT (I-2)

SECTION 1700 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the exclusive development of industrial uses involving manufacturing activities that are conducted out-of-doors or storage of materials out-of-doors. This district also includes manufacturing uses that use large amounts of water to process products or discharge large volumes of wastewater into the sewage system. These industrial uses generally have extensive space requirements and/ or generate substantial amounts of noise, vibration, odors, or possess other objectionable characteristics. It is the intent of this Ordinance that such “heavy” industrial districts be located insofar as possible adjacent only to C-3 or I-1 districts, which shall serve as transitional zones between I-2 districts and residential uses and lower intensity commercial uses. Heavy industrial uses shall be located only in areas directly accessible to major transportation or railroads.

SECTION 1701 – LAND USES PERMITTED

The land uses first permitted in I-2 districts may include those where manufacturing or storage of materials occurs outside of enclosed structures as well as those within enclosed structures, subject to the regulations of this Ordinance and standards established by appropriate Federal and State regulatory agencies. The following uses are permitted outright:

- A. Any use permitted in an I-1 district, subject to I-1 regulations.
- B. Manufacturing activities conducted entirely or partially out-of-doors, such as cement manufacturing and sawmills.
- C. Warehousing uses.
- D. Television and radio transmitters.
- E. Any other use which the Board of Supervisors determine to be of the same character and nature as those specifically permitted above.

SECTION 1702 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2105

- A. Any conditional use listed under I-1 district regulations, subject to I-1 regulations.
- B. Primary metal manufacturing, including: blast furnaces, steel works, and the rolling and finishing of ferrous metals; iron and steel foundries; primary smelting and refining of non-ferrous metals; and similar activities.
- C. Any manufacturing activity requiring large amounts of water for processing or discharging large amounts of waste or by-products into the sewer system.
- D. Mining, quarrying and crude petroleum and natural gas production (including sand and gravel pits and rock-crushing operations). When “open-pit” mining operations are conducted, the operator

must obtain required permits and approvals from other governmental entities and provide the Board of Supervisors with written proof of same.

- E. Salvage yards and auto wrecking yards.
- F. Public and quasi-public facilities and utilities may be allowed in this district in compliance with Section 402 of this Ordinance and subject to any limitations and restrictions deemed necessary by the Board of Supervisors.
- G. Any other use of a heavy industrial nature which is not otherwise prohibited by law may be initiated in I-2 districts, subject to any limitations and restrictions deemed necessary by the Board of Supervisors.
- H. Adult entertainment including adult book stores, adult motion picture-theaters, peep shows, massage parlors bath houses, cabaret, and similar activities provided they are at least 2,500 feet from any church, school, kindergarten, daycare center, funeral home, public park, residence, or youth recreation center and at least 1,000 feet from any other zone.

SECTION 1703 – DIMENSIONAL REQUIREMENTS

1703.01 Maximum Building Height: 35 feet, unless greater height is approved by the Board of Supervisors.

1703.02 Minimum Lot Area: One (1) acre.

1703.03 Minimum Lot Width: 200 feet.

1703.04 Minimum Yards/Setbacks:

- A. Front yard: Fifty (50) feet. The first ten (10) feet inside this front yard setback (adjacent to the street right-of-way line) shall remain open except for entrance/exit driveways and shall be landscaped; no parking shall be permitted in driveways within the first ten feet of the front yard setback.
- B. Side yards where not abutting an agricultural or residential district or residential use: fifteen (15) feet; the first five (5) feet inside this side yard setback (adjacent to the property line) shall be landscaped. The remainder of the side yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas. Except where a larger yard is required to meet buffer yard standards as set forth in Section 404, then the minimum yard size must meet buffer yard standards.

- C. Rear yards where not abutting an agricultural or residential district or residential use: twenty (20) feet; the first five (5) feet inside this rear yard setback (adjacent to the property line) shall be landscaped. The remainder of the rear yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas. Except where a larger yard is required to meet buffer yard standards as set forth in Section 404, then the minimum yard size must meet buffer yard standards.
- D. Side yards and rear yards where abutting an agricultural residential district or residential use: 30 feet, which shall meet all minimum buffer yard standards set forth in Section 404. All side or rear yards shall be landscaped open area with no encroachments permitted including driveways, parking lots, or other paved areas.

1703.05 Minimum Space between Separate (Detached) Buildings on the Same Lot: 30 feet. No more than two-thirds (2/3) of the space between such buildings shall be paved; the remaining area shall be landscaped.

1703.06 Buffer and Screening Requirements: Abutting Use Districts: All Districts except I-1
Min Width: 40 ft. Min Height: 6 ft.

SECTION 1704 – COMPLIANCE WITH LAND DEVELOPMENT STANDARDS AND REGULATIONS, BUILDING CODES AND OTHER COUNTY REGULATIONS

The Developer, owner and contractor proposing a subdivision of land, commercial enterprise, apartment complex, condominium development and other developments as defined herein, and the construction, occupancy and use of any structure must also comply with the applicable requirements contained in the Lafayette County Land Development Standards and Regulations, Building Codes and other ordinances adopted by the Lafayette County Board of Supervisors.