

ARTICLE 12 LIGHT INDUSTRIAL (I-1) DISTRICT

Section 1. INTENT. The intent of this District is to provide space for certain commercial and a wide range of industrial uses and structures which are able to meet certain performance standards to protect nearby non-industrial uses from undesirable environmental conditions.

Section 2. PROHIBITED NON-INDUSTRIAL USES. In industrial districts, no building may hereafter be used in whole or in part for any of the following purposes:

- A. Residential uses or any dwelling use including hotels and motels; excluding a caretakers unit;
- B. Retail store, service shop, theater or other place of commercial recreation or amusement, filling station, restaurant or tavern;
- C. School, church, hospital, sanitarium, correctional institution or other institutional use;
- D. Cemetery.

Section 3. PROHIBITED INDUSTRIAL USES. The following industrial uses are prohibited in industrial districts:

- A. Acid manufacture, or storage except on a limited scale as an accessory to a permitted industry and under conditions specified by the Board of Adjustment;
- B. Slaughterhouse and stockyard;
- C. Manufacture of fertilizers;
- D. Garbage, waste materials, offal, dead animal, or refuse incineration or storage;
- E. Manufacture or storage of fireworks or other explosives as defined herein.

Section 4. PRINCIPAL USES PERMITTED. Only the following principal uses and structures shall be permitted in the (I-1) District, except those uses which by reason of the emission of odor, dust, fumes, smoke, noise and other obnoxious characteristics would be injurious to the public health, safety and general welfare of the community:

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| 4.1 Assembly or fabrication of metal products, inside a building; | 4.14 Concrete and cement products manufacture; |
| 4.2 Baggage, transfer, storage warehouses; | 4.15 Dairy products manufacture; |
| 4.3 Bakery, wholesale and manufacture; | 4.16 Dry goods, wholesale or storage; |
| 4.4 Building material storage and sales yard; | 4.17 Express storage and delivery station; |
| 4.5 Boot and shoe manufacture; | 4.18 Food products manufacture; |
| 4.6 Broom manufacture; | 4.19 Ice cream manufacture; |
| 4.7 Cabinet maker; | 4.20 Moving company; |
| 4.8 Candy manufacture; | 4.21 Popcorn processing; |
| 4.9 Canning and preserving manufacture; | 4.22 Private parking lots; |
| 4.10 Cap and hat manufacture; | 4.23 Produce warehouse; |
| 4.11 Clothing manufacture; | 4.24 Publicly owned and operated buildings and facilities, excluding substations, transfer pumping stations, storage facilities, and regulator stations; |
| 4.12 Cold storage and delivery station; | 4.25 Storage of farm and agricultural products, inside a building, including grain elevators; |
| 4.13 Commercial or industrial storage building; | |

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| 4.26 | Transfer company, storage warehouse; | 4.29 | Wood products, manufacture, inside a building; |
| 4.27 | Warehouse and wholesale establishments; | 4.30 | Firearm manufacturing and assembly. |
| 4.28 | Welding shop, inside a building; | | |

Section 5. PERMITTED ACCESSORY USES AND STRUCTURES. The following accessory uses and structures shall be permitted:

- 5.1 Accessory uses and structures normally incidental and subordinate to the permitted uses and structures and to uses and structures permitted as exceptions;
- 5.2 Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work;
- 5.3 Essential services;
- 5.4 Living quarters used by custodians or watchmen of the property.

Section 6. CONDITIONAL USES AND STRUCTURES. The following uses and structures may be permitted in the (I-1) District subject to provisions of Article 18 and 20 of this Ordinance and with the approval of the Board of Adjustment:

- 6.1 Agricultural farming and the usual agricultural and farming buildings and structures;
- 6.2 Fertilizer manufacture, storage, or processing;
- 6.3 Fuel storage;
- 6.4 Gas manufacture;
- 6.5 Radio and television towers and transmitter or receiver facilities;
- 6.6 Substations, transfer stations, treatment facilities, pumping stations, storage facilities and regulator stations;
- 6.7 Manufacturing ammunition, commonly defined as bullets or shells, to be used in pistols, rifles, shotguns, or other means of projectile;
- 6.8 Other uses determined by the Zoning Board of Adjustment to be of the same general character as the uses permitted in the District.

Section 7. BULK REGULATIONS. The following minimum requirements shall be observed subject to modifications contained in Article 15:

- 7.1 Lot Area: Minimum lot area shall be ten thousand (10,000) square feet.
- 7.2 Lot Width: Minimum lot width shall be seventy-five (75) feet.
- 7.3 Front Yard: Minimum front yard shall be twenty (20) feet.
- 7.4 Side Yard: Minimum side yard shall be twenty (20) feet; however, on lots adjacent to a residential district, all buildings and incidental areas shall be located as to provide a minimum side yard of fifty (50) feet on the side adjacent to the residential district.
- 7.5 Rear Yard: Minimum rear yard shall be twenty (20) feet.
- 7.6 Minimum Height: No building shall exceed a height of thirty-five (35) feet unless otherwise provided.
- 7.7 Supplementary Regulations. See regulations prescribed in this Zoning Ordinance.

Section 8. ZONING PERMITS REQUIRED. Zoning permits shall be required in accordance with the provisions of Article 20 of this Ordinance.

ARTICLE 12b
RESTRICTED INDUSTRIAL COMMERCIAL (RIC) DISTRICT

Section 1. INTENT. The intent of this district is to provide space for certain commercial and a limited range of industrial uses and structures which are able to meet certain performance standards to protect residential uses that are in close proximity.

Section 2. PROHIBITED NON-INDUSTRIAL USES. In industrial districts, no building may be used in whole or in part for any of the following purposes:

- 2.1 Residential uses or any dwelling use including hotels and motels; excluding a caretaker's unit;
- 2.2 Theater or other place of commercial recreation or amusement, filling station, restaurant or tavern;
- 2.3 School, church, hospital, sanitarium, correctional institution or other institution use;
- 2.4 Cemetery.

Section 3. PROHIBITED INDUSTRIAL USES. The following industrial uses are prohibited in industrial districts:

- 3.1 Acid manufacture or storage, except on a limited scale as an accessory to a permitted industry and under conditions specified by the Board of Adjustment;
- 3.2 Slaughterhouse and stockyard;
- 3.3 Manufacture of fertilizers;
- 3.4 Garbage, waste materials, offal, dead animal or refuse incineration or storage;
- 3.5 Manufacture or storage of gun powder, fireworks or other explosives.

Section 4. PRINCIPAL USES PERMITTED. Only the following principal uses and structures shall be permitted in the Restricted Industrial Commercial (RIC) District:

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| 4.1 Assembly or fabrication of metal products, inside a building | 4.15 Commercial or industrial storage building |
| 4.2 Auction houses | 4.16 Dry goods, wholesale or storage |
| 4.3 Automobile repair and service station (repair work permitted only inside a building) | 4.17 Express storage and delivery station |
| 4.4 Baggage, transfer, storage warehouses | 4.18 Ice cream manufacture |
| 4.5 Bakery, wholesale and manufacture | 4.19 Moving company |
| 4.6 Building material storage and sales yard | 4.20 Private parking lots |
| 4.7 Boot and shoe manufacture | 4.21 Publicly owned and operated buildings and facilities, excluding substations, transfer pumping stations, storage facilities and regulator stations |
| 4.8 Broom manufacture | 4.22 Storage of packaged farm and agricultural products inside a building (bulk storage NOT permitted) |
| 4.9 Cabinet maker | 4.23 Transfer company, storage warehouse |
| 4.10 Candy manufacture | 4.24 Warehouse and wholesale establishments |
| 4.11 Cap and hat manufacture | 4.25 Welding shop, inside a building |
| 4.12 Catering and commercial kitchen establishments | 4.26 Wood products manufacture inside a building. |
| 4.13 Clothing manufacture | |
| 4.14 Cold storage and delivery station | |

Section 5. PERMITTED ACCESSORY USES AND STRUCTURES. The following accessory uses and structures shall be permitted in the (RIC) District:

- 5.1 Accessory uses and structures normally incidental and subordinate to the permitted uses and structures and to uses and structures permitted as exceptions;

- 5.2 Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work;
- 5.3 Essential services;
- 5.4 Living quarters used by custodians or watchmen of the property.

Section 6. CONDITIONAL USES AND STRUCTURES. The following uses and structures may be permitted in the Restricted Industrial Commercial (RIC) District subject to provisions of Article 18 and 20 of this Zoning Ordinance and with the approval of the Board of Adjustment:

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| 6.1 Administrative and business offices (but not professional offices or medical offices) | 6.15 Garden supply sales |
| 6.2 Assembly | 6.16 Gas manufacture |
| 6.3 Automobile and truck washing | 6.17 Ice cream manufacture |
| 6.4 NEW automobile, trailer, motorcycle, boat and farm implement sales | 6.18 Lumber and building materials |
| 6.5 Building maintenance services | 6.19 Machine shop work if limited to indoors (no punching or other processes that are greater than 55 decibels at the property line) |
| 6.6 Carpentry shop | 6.20 Outlet sales of items manufactured on the premises |
| 6.7 Construction sales and services | 6.21 Radio and television broadcast, sales and service shops |
| 6.8 Commercial nurseries and greenhouses | 6.22 Radio and television towers and transmitter or receiver facilities |
| 6.9 Communication services | 6.23 Substations, transfer stations, treatment facilities, pumping stations, storage facilities and regulator stations |
| 6.10 Custom manufacturing | 6.24 Veterinary services |
| 6.11 Exhibition hall and convention facilities | |
| 6.12 Fertilizer storage | |
| 6.13 Food products manufacture | |
| 6.14 Fuel storage | |

Section 7. BULK REGULATIONS. The following minimum requirements shall be observed, subject to modifications contained in Article 15.

- 7.1 Lot Area: Minimum lot area shall be 10,000 square feet.
- 7.2 Lot Width: Minimum lot width shall be 75 feet.
- 7.3 Front Yard: Minimum front yard shall be 20 feet.
- 7.4 Side Yard: Minimum side yard shall be 20 feet; however, on lots adjacent to a residential district, all buildings and incidental areas shall be located as to provide a minimum side yard of 50 feet on the side adjacent to the residential district.
- 7.5 Rear Yard: Minimum rear yard shall be 20 feet.
- 7.6 Maximum Height: No building shall exceed a height of 35 feet unless otherwise provided.
- 7.7 Supplementary Regulations: See regulations prescribed in this Zoning Ordinance.

Section 8. ZONING PERMITS REQUIRED. Zoning permits shall be required in accordance with the provisions of Article 20 of this Ordinance.

Section 9. PERFORMANCE STANDARDS. Properties in the Restricted Industrial Commercial (RIC) District shall comply with the following regulations:

- 9.1 New mechanical equipment shall not be located in front of a building or in the front yard. If it is located on the roof of a building, equipment must be screened by a parapet or other screening that is of the same material or appearance as the building façade or roof. If equipment is on the

ground, it shall be screened from view of any adjacent residential district with 100% opaque landscaping or a 100% opaque screening fence that is as high as the equipment.

- 9.2 The outside storage of pipe, lumber, forms, machinery or other occupational materials shall be screened from view of any adjacent residential district with 100% opaque landscaping or a 100% opaque screening fence that is as high as the items stored.
- 9.3 Vehicles parked in the front yard may only be parked in areas that are surfaced with either asphalt, concrete or crushed rock so as to provide a durable surface.
- 9.4 The front façades of the new buildings and substantial additions (over 50% new) shall either (i) meet the standards of Article 4, Section 6.6-5, or (ii) be at least 30% masonry or other finished material (such as adobe) that is not metal.
- 9.5 Lighting of signs shall be directed away from residential districts. Internally lit signs shall face and illuminate in a direction perpendicular to the road upon which the business is located as to prevent illumination toward residentially zoned districts.
- 9.6 No new monopole signs shall be allowed. New free-standing signs must be either ground or monument signs. The height of new free-standing signs shall be limited to eight feet from surrounding grade. The width of new free-standing signs shall be limited to eight feet.
- 9.7 No flashing, portable or moving signs shall be permitted.
- 9.8 Except for security lighting facing buildings, new outside lighting shall have 180° cut-off type fixtures.
- 9.9 After such time that the use on a property changes or after a new building or addition is built that expands the area of the buildings existing on site in 2004 by more than 50%, the following conditions shall apply:
 - a) Trash containers shall not be located in the front yard and shall be screened on three sides with a fence or wall of at least six feet in height. The fence or wall shall either be of wood or masonry construction or be of the same style and material as the primary building façade. A gate shall be provided for the fourth side.
 - b) To provide adequate screening, in yards adjacent to residential districts, at least 5 shrubs, 3 small trees or one large tree shall be planted for every 40 feet along the boundary with the residential district. Shrubbery must be of a type that grows a minimum of six (6) feet high at maturity. Rear yard plantings must be evenly spaced, but plantings in the front yard need not be. Rather, plantings in the front yard may be placed in groupings.

ARTICLE 13

HEAVY INDUSTRIAL (I-2) DISTRICT

Section 1. INTENT. The intent of this District is to provide space for a certain range of industrial uses and structures which are able to meet certain performance standards to protect nearby non-industrial uses from undesirable environmental and physical conditions. This is the least restrictive zoning District. In the best interest of the City, certain uses in the I-2 District shall be subject to final approval of the Board of Adjustment or conditional approval, or denial to assure that proper safeguards are taken.

Section 2. PROHIBITED NON-INDUSTRIAL USES. In industrial districts, no building may hereafter be used in whole or in part for any of the following purposes:

- A. Residential uses or any dwelling use including hotels and motels; excluding a caretakers unit;
- B. Retail store, service shop, theater or other place of commercial recreation or amusement, filling station, restaurant or tavern;
- C. School, church, hospital, sanitarium, correctional institution or other institutional use;
- D. Cemetery.

Section 3. PROHIBITED INDUSTRIAL USES. The following industrial uses are prohibited in industrial districts:

- A. Acid manufacture, or storage except on a limited scale as an accessory to a permitted industry and under conditions specified by the Board of Adjustment;
- B. Slaughterhouse and stockyard;
- C. Garbage, waste materials, offal, dead animal, or refuse incineration or storage;
- D. Manufacture or storage of fireworks or other explosives as defined herein.

Section 4. PRINCIPAL USES PERMITTED. Only the following principal uses and structures shall be permitted in the (I-2) District, except those uses which by reason of the emission of odor, dust, fumes, smoke, noise, vibration, and other obnoxious characteristics would be injurious to the public health, safety and general welfare of the community:

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| 4.1 Automotive assembly; | 4.6 Concrete and cement products manufacture; |
| 4.2 Auto truck repair, including body shop; | 4.7 Grain elevator and storage; |
| 4.3 Bottling works; | 4.8 Open air new and used autos, trucks, farm implement and machinery sales and storage; |
| 4.4 Blacksmith; | 4.9 Sheet metal shop; |
| 4.5 Cement, lime, gypsum or plaster of Paris manufacturer, warehouse; | |

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| 4.10 | Solid waste transfer station; | 4.12 | Truck and freight terminals; |
| 4.11 | Storage of farm and agricultural products; | 4.13 | Firearm manufacturing and assembly. |

Section 5. PERMITTED ACCESSORY USES AND STRUCTURES. The following accessory uses and structures shall be permitted, subject to approval by the Zoning Board of Adjustment:

- 5.1 Accessory uses and structures normally incidental and subordinate to the permitted uses and structures and to uses and structures permitted as exceptions;
- 5.2 Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work;
- 5.3 Essential services;
- 5.4 Living quarters used by custodians or watchmen of the property.

Section 6. CONDITIONAL USES AND STRUCTURES. The following uses and structures may be permitted in the (I-2) District subject to provisions of Article 18 and 20 of this Zoning Ordinance and with the approval of the Board of Adjustment:

- 6.1 Agricultural farming and the usual agricultural and farming buildings and structures;
- 6.2 Fertilizer manufacture, storage, or processing;
- 6.3 Fuel storage;
- 6.4 Gas manufacture;
- 6.5 Radio and television towers and transmitter or receiver facilities;
- 6.6 Substations, transfer stations, treatment facilities, pumping stations, storage facilities and regulator stations;
- 6.7 Manufacturing ammunition, commonly defined as bullets or shells, to be used in pistols, rifles, shotguns, or other means of projectile;
- 6.8 Other uses determined by the Zoning Board of Adjustment to be of the same general character as the uses permitted in the District;
- 6.9 Adult-Oriented Businesses as defined in Chapter 126 of the Hampton Code of Ordinances.

Section 7. BULK REGULATIONS. The following minimum requirements shall be observed, subject to modifications contained in Article 15.

- 7.1 **Lot Area:** Minimum lot area shall be ten thousand (10,000) square feet.
- 7.2 **Lot Width:** Minimum lot width shall be seventy-five (75) feet.
- 7.3 **Front Yard:** Minimum front yard shall be twenty (20) feet.
- 7.4 **Side Yard:** Minimum side yard shall be twenty (20) feet; however, on lots adjacent to a residential district, all buildings and incidental areas shall be located as to provide a minimum side yard of fifty (50) feet on the side adjacent to the residential district.
- 7.5 **Rear Yard:** Minimum rear yard shall be twenty (20) feet.

- 7.6 Minimum Height: No building shall exceed a height of thirty-five (35) feet unless otherwise provided.
- 7.7 Supplementary Regulations: See regulations prescribed in this Zoning Ordinance.

Section 8. ZONING PERMITS REQUIRED. Zoning permits shall be required in accordance with the provisions of Article 20 of this Ordinance.