

Art. 3—9

HEAVY INDUSTRIAL DISTRICT (I-1)

A. General Description

This industrial district is intended to provide for heavy industrial uses and other uses not otherwise provided for in the districts established by this ordinance. The intensity of uses permitted in this district makes it most desirable that they be located downwind and separated from residential and commercial uses.

B. Uses Permitted

Property and buildings in an I—1 Heavy Industrial District shall be used only for the following purposes:

1. The manufacturing, compounding, processing, packaging, or assembling of such products as prohibited in the retail commercial use districts and light industrial district when it is found by the Enforcement Officer that the specific location and the safeguards provided will so reduce the noise, dust, odor, or vibration so as not to be detrimental or dangerous to the health, safety, or general welfare of persons lawfully occupying adjacent properties or the citizens of Hope.
2. Storage of bulk materials as is prohibited in the retail commercial use districts, or light industrial districts, when it is found by the Enforcement Officer that the specific location and safeguards provided will so reduce the danger of fire or explosion so as not to be dangerous to the health, safety, or general welfare of persons lawfully occupying adjacent properties or of citizens of the City of Hope.

C. Residential Use Prohibited

No structure may be constructed or altered for residential use within this district.

D. Area Regulations

1. No structure may cover more than 33 1/3 percent of its total lot area.
2. All structures shall be built at least 25 feet from all property lines.
3. Where property abuts a railroad where siding facilities are utilized, structures may be built up to the railroad property line.

E. Height Regulations

1. When a structure is designed to exceed 35 feet in height, the Board of

Zoning Adjustment may approve the height requirement only if it is demonstrated that the equipment and the structure to house the operation justify such a height. In All other instances, the structure shall not exceed a height of 35 feet

F. Off—Street Parking

Off—street parking shall be provided in accordance with Chapter V. In all cases, the forwardmost 25 feet of the front yard shall be maintained as unobstructed open space and shall not be used for parking unless proper control is provided through curb lines, entrances, and exits; and in no case will parking be permitted in a manner so as to result in automobile backing into any street or otherwise interfering with moving traffic.

G. On—Lot Loading and Unloading Facilities

Each structure or use shall provide on—lot loading and unloading facilities which will allow such activities to be carried on without blocking a street, alley, or public way.

H. Sign Regulations

1. Each business establishment may install one sign not exceeding 50 square feet in area to advertise a product or products in the name of the firm provided that:

- (a) No sign shall be located within 10 feet of the street right-of-way or of a residential district.
- (b) No sign shall be illuminated by other than a constant indirect ray, the source of which is not visible from any property line.
- (c) No sign shall extend higher than the front of the building.