

Sec. 17-67(j) **I1 - Industrial 1 District**. The Industrial 1 District is intended to provide for public and private uses of wholesale, distribution, limited processing, manufacturing and production nature, serving the needs of the town and county, and with appropriate regulations to ensure the compatibility of such uses with their surroundings.

(1) *Permitted uses*. Within the I-1 district, the following uses shall be permitted:

- a. Accessory buildings, structures and uses.
- b. Airports.
- c. Automobile parking and storage.
- d. Automobile repair garages.
- e. Automobile, bus, truck, mobile home, recreational vehicle sales establishments and service stations.
- f. Bakeries and other establishments manufacturing prepared food and miscellaneous food products.
- g. Banks.
- h. Bottling plants.
- i. Bedding, carpet and pillow manufacturing, cleaning and renovating.
- j. Bus repair and storage terminals.
- k. Cabinet and woodworking shops.
- l. Cold storage plants.
- m. Contractor's plants or storage yards.
- n. Clothing manufacturing.
- o. Dairy products processing plants.
- p. Dry-cleaning and laundry plants.
- q. Electrical repair shops.
- r. Food processing in wholesale quantity, except meat, fish, poultry, vinegar and yeast.
- s. Farming.
- t. Farming machinery assembly, repair and sales.
- u. Furniture manufacturing plants.
- v. Ice plants.
- w. Industrial research, laboratories and education facilities.
- x. Greenhouses and nurseries.
- y. Leather products and luggage manufacturing.
- z. Locksmiths and gunsmiths.
- aa. Lumber yards, building material storage and sales, including Redi-Mix concrete.
- bb. Machine shops.
- cc. Offices.
- dd. Pharmaceutical manufacturing.
- ee. Printing, publishing and reproductions establishments.
- ff. Plumbing shops and storage yards.

gg. Public uses, structures, and buildings and public utility facilities.  
hh. Restaurants, indoor.  
ii. Radio and television stations and masts.  
jj. Repair and servicing of office and household equipment.  
kk. Sign manufacturing and construction.  
ll. Sheet metal shops.  
mm. Tire recapping and re-treading.  
nn. Tobacco processing and storage.  
oo. Trailer sales area.  
pp. Trucking terminals.  
qq. Textile manufacturing processes, including cutting, spinning, knitting, but excluding weaving, dyeing and finishing.  
rr. Upholstery establishments.  
ss. Wholesale and warehousing.  
tt. Wireless transmission towers and facilities.  
uu. Veterinary services.  
vv. Satellite Dishes/TV and Radio Antennae Towers.  
ww. Bingo halls (commercial, for profit).  
xx. Bowling centers.  
yy. Clubs and lodges.  
zz. Dance schools.  
aaa. Golf courses, miniature.  
bbb. Physical fitness centers.  
ccc. Riding stables.  
ddd. Skating rinks.  
eee. Swim/tennis clubs.  
fff. Cemeteries/mausoleums.  
ggg. Colleges or universities.  
hhh. Administrative or management services.  
iii. Advertising agencies.  
jjj. Outdoor advertising services.  
kkk. Banks.  
lll. Barber shops.  
mmm. Business incubators.  
nnn. Business associations.  
ooo. Car washes  
ppp. Clothing alteration/repair  
qqq. Computer services.  
rrr. Economic, Sociological or Educational Research  
sss. Employment Agencies.  
ttt. Engineering, architect, survey services.  
uuu. Equipment rental/leasing (no outside storage).  
vvv. Finance/loan offices.  
www. Crematoriums.

- xxx. Insurance agency (no onsite claims).
- yyy. Laundromats.
- zzz. Law offices.
- aaaa. Photocopying/duplicating services.
- bbbb. Photography studios.
- cccc. Professional membership organizations.
- dddd. Real estate offices.
- eeee. Security services.
- ffff. Tanning salons.
- gggg. Taxidermy.
- hhhh. Electronic repairs.
- iiii. Travel agency.
- jjjj. Vocational schools.
- kkkk. ABC stores.
- llll. Antique stores.
- mmmm. Bakeries.
- nnnn. Computer sales.
- oooo. Furniture sales.
- pppp. Office machine sales.
- qqqq. Paint sales.
- rrrr. Restaurants.
- ssss. Service stations.
- tttt. Taxi services.

(2) *Minimum building/parking lot setback requirements.* The minimum building/parking lot setback shall be as follows:

- a. Front: 40 ft.
- b. Side: 25 ft.
- c. Rear: 25 ft.

(3) *Minimum building height requirements.*

- a. Adjacent to a residential zoning district--Forty (40) feet.
- b. Adjacent to a non-residential zoning district--No height restrictions.

(4) *Minimum lot width.* The minimum lot width for newly platted lots shall be 100 ft. measured at the front building setback line.

(5) *Minimum lot size.* The minimum lot area for newly platted lots shall be 20,000 sq. ft. of contiguous uplands.

**Adopted by Selma Town Council 9 February 2010.**