

Sec. 24-40. - I-1: Light Industrial District.

- (A) *Purpose*. The I-1: Light Industrial District is intended primarily for the manufacture, fabrication and processing of small articles and nonobjectionable products not involving the use of any materials, processes or machinery likely to cause undesirable effects upon nearby or adjacent residential or business property as determined by the city commission. The district should generally be located near arterial roadways and cater particularly to job-intensive industries which ship goods and products out of the local area. Retail sales, offices, and other commercial uses, other than "heavy" commercial uses, are not permitted, except as being clearly accessory, as provided in the Oakland Park Comprehensive Plan Future Land Use Element. A site plan is required in accordance with article XII.
- (B) *Uses permitted*.
- (1) Uses as specified for this district in master business list.
  - (2) Limitation of permitted uses: No operation shall be allowed which emits such quantities of dust, dirt, noise, smoke, odors, fumes, vibrations, radioactive waves or substances, or abnormal explosion hazards which present a threat to the public health, welfare and safety of the residents of the surrounding area. See also section 24-41(D)(11), Master Business List.
  - (3) Retail and office uses: Their floor area shall be limited to no more than 20% of the floor area and office uses shall be directly associated with the industrial operation.
  - (4) Office uses.
- (C) *Building site area*. 100 feet in width and 125 feet in depth except for those lots platted prior to December 29, 1984.
- (D) *Building site coverage and green space*. 20% of the site shall be landscaped or pervious.
- (E) *Maximum floor area ratio (FAR)*: 1.5 FAR.
- (F) *Setbacks and bufferyards*. Except for driveways, sidewalks and rear yards, all setbacks shall be landscaped or pervious.
- (1) *Front*:
    - (a) 25 feet if 300 feet or more in depth, ten (10) feet if less than 300 feet in depth.
    - (b) 25 feet when a residential district is across the street with the first ten (10) feet landscaped unless the parcel is 300 feet in depth in which case the entire setback shall be landscaped.
    - (c) Fences and walls: Ten (10) feet; hedges or trees: seven (7) feet.
  - (2) *Side*: 15 feet where I-1 District directly abuts a residential district.
  - (3) *Corner*:
    - (a) Ten (10) feet abutting on the side street, alley or waterway.
    - (b) 25 feet when a residential district is across the street with the first ten (10) feet landscaped.
    - (c) No fence, wall, hedge, tree, structure or parking space shall be erected or allowed to obstruct vision within 30-foot clear sight triangle at the corner of the property.
  - (4) *Rear*: 15 feet where an I-1 District is separated by an alley or waterway from a residential district or where an I-1 District abuts a residential district.
- (G) *Building height limit*. Four (4) stories or 50 feet, whichever is less except that Self Storage Facilities may be constructed according to the building height limit in the B-3 zoning district, Section 24-39(H).
- (H) *Other regulations*. See also articles V (Supplemental Regulations), VI (Parking), VIII (Landscaping) and XI (Signs).

(Ord. No. O-90-21, § 10, 10-17-90; Ord. No. O-2006-008, § 2, 5-3-06; Ord. No. O-2008-035, § 2, 11-19-08)