

**ARTICLE 1333**  
**I-1 LIGHT INDUSTRIAL AND COMMERCIAL**

**Section 1333.01      Purpose**

The purpose of the I-1 district is to provide an area where various light industrial activities can be accommodated without creating undesirable or incompatible situations with surrounding land uses.

**Section 1333.02      Permitted Uses**

- A. Accessory uses and accessory buildings incidental to the below uses and located on the same lot
- B. Special Permit in Section 1333.06 and in agreement with Article 1359 of this Ordinance
- C. Manufacturing and Production (Indoors)
- D. Distribution Facilities
- E. Light Warehousing
- F. Traditional Warehousing
- G. Railroads and public or quasi-public utilities including substation
- H. Dwelling unit of caretaker or guard
- I. Wholesale Businesses
- J. Outdoor Material and Supply Bulk Sales
- K. Laundry and clothes cleaning and dyeing establishments
- L. Laboratory
- M. Self-storage, Indoors
- N. Self-storage Development
- O. Nano Brewery
- P. Brewpub
- Q. Craft Production Facility (Microbrewery, Microdistillery, or Microcidery)
- R. Public Park and Recreational Facilities
- S. Commercial Recreational Facility (Indoors)
- T. Offices
- U. Car Washes in agreement with section 1341.10 of this zoning ordinance
- V. Automotive service stations in agreement with section 1341.11 of this zoning ordinance (not to include sale of gasoline)
- W. Building structures and uses owned and operated by the City of Huntington
- X. Uses permitted in Article 1327, excluding residential uses except for flats above permitted non-residential uses

**Section 1333.03 Bulk and Area Regulations**

	When Adjacent to a Commercial or Industrial Zone	When Adjacent to a Residential Zone
<b>Lot</b>		
Minimum Lot Area	3,000 square feet	
Maximum Lot Coverage	90 percent	
<b>Setbacks</b>		
Minimum Front Yard	None (see also Section 1333.05)	
Maximum Front Yard	15 feet (see also Section 1333.05)	
Minimum Side and Rear Yards	None	20 feet
<b>Building Height</b>		
Maximum Building Height, Principal Uses	5 stories, not to exceed 55 feet	
Maximum Building Height, Accessory Buildings	20 feet	

- A. Parking See Article 1343
- B. Signs See Article 1345
- C. Landscaping See Article 1347

**Section 1333.04 Performance Standards**

The requirements herein are intended to provide a basis for determining the compatibility of land uses that may produce measurable adverse environmental effects on their surroundings.

1. Noise. At no point along the property line shall the noise level of continuous sound exceed 80 decibels. Impulsive sound shall not exceed 90 decibels. Additionally at no point in a non-industrial district shall the noise level of any operation or plant (except as otherwise noted herein) be high enough as to be detectable by a person with average hearing ability, unaided by any mechanical or electronic device, at a distance of 100 feet from the building between 9pm and 7am.
  - a. Exemptions. The following shall be exempt from noise performance standards:
    - 1) Noises of construction or maintenance activities from 7 a.m. to 9 p.m.
    - 2) Noises of safety signals, warning devices, and emergency pressure relief valves.
    - 3) Transient noises of moving sources such as transportation vehicles.
    - 4) Other noises not under the direct control of the property user.
2. Vibration. No perceptible vibrations shall be permitted at the property line.
3. Smoke, Particulate Matter and Gases. The emission of smoke, dust, fumes, gases, and similar matter which can cause any damage to human or animal health or vegetation, or to other forms of property, or which can cause any soiling or staining of persons or property at the point beyond the lot line of the use creating the emission is prohibited. Standards concerning such emission shall be in accord with the rules and regulations of the West Virginia Division of Environmental Protection.
4. Odor. No activity or operation shall cause at any time the discharge of toxic or noxious odor beyond the lot line of the lot on which it is located.
5. Glare and Heat. Glare, whether direct or reflected, such as from spot lights or high temperature processes, and as differentiated from general illumination, shall be not visible beyond the lot line of the lot on which the use is located.

6. Fire Hazards. No activity or operation shall be established which fails to meet requirements of Life Safety 101, Fire Code.

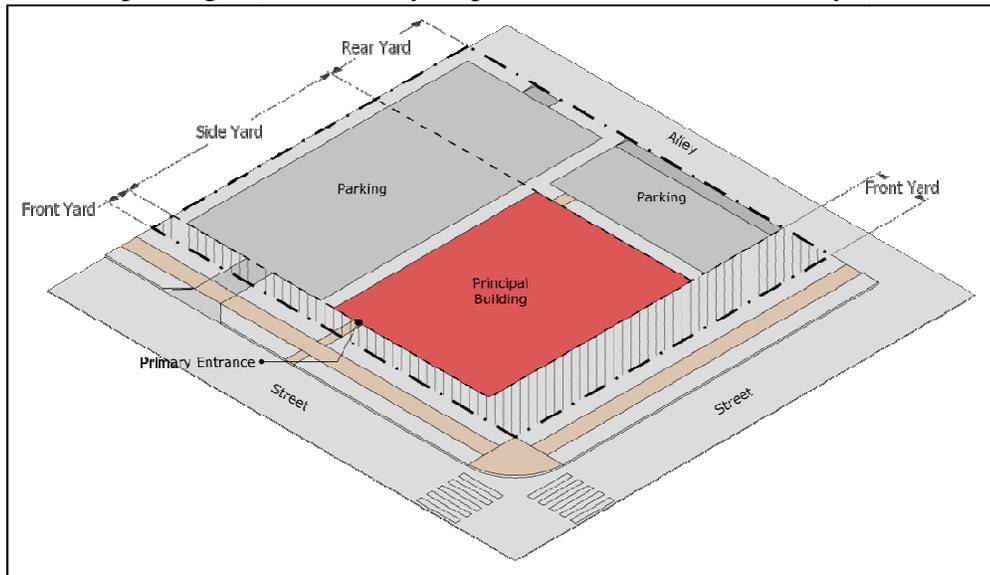
## **Section 1333.05      Development Standards**

### **A. Applicability of Development Standards**

1. The development standards of this section shall apply to all new construction and/or expansion of a structure where there is an expansion or reduction of the footprint that exists on the effective date of this code.
2. The development standards of this section shall apply to an existing building should the structure undergo Substantial Improvements, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement.
3. This section shall not apply to any development subject to an approved planned unit development or where there are no structural changes made to a structure.

### **B. Parking Standard**

1. Vehicle access to parking off-street parking areas on lots with alley access shall be from such alley to the maximum extent practicable.
2. Off-street parking areas shall only be permitted in the side or rear yards.



*Figure 1333.A: An example of side yard and rear yard parking.*

### **C. Front Yard and Front Façade Requirements**

1. The principal building shall be set back from any street within the range established in this section.
2. Façade Materials: All building walls facing a non-industrial district line, excluding walls facing an alley, shall be suitably finished for aesthetic purposes.
  - A. Preferred building materials include:
    - i) Brick
    - ii) Decorative Concrete Block
    - iii) Wood
    - iv) Stone
    - v) Architectural metal panels
    - vi) Other natural materials.

- B. Prohibited materials on street facing walls include:
- i) Vinyl siding
  - ii) Unpainted or painted smooth, gray, non-decorative block
  - iii) Metal sheeting



*Figure 1333.B: On the left, an unpainted, non-decorative gray concrete block. On the right, multiple types of decorative concrete blocks.*



*Figure 1333.C: On the left, metal sheeting which is prohibited. On the right, architectural metal panels.*

### **Section 1333.06      Special Permit**

(See Article 1359 for special permit procedures and regulations applicable to specific uses identified as permitted special permits.)

- A. Manufacturing and Production (Heavy or Outdoors)
- B. Junkyard and Salvage Yards in agreement with section 1341.30.
- C. Towing Services in agreement with section 1341.30.
- D. Convenience Store with Gas Sales
- E. Automotive service stations in agreement with section 1341.11 of this zoning ordinance (includes convenience store offering sale of gasoline).
- F. Commercial Recreational Facility (Outdoors)
- G. Motor, Rail, or Air Freight Terminal
- H. Barge Terminal
- I. Cemeteries
- J. Crematories

- K. Planned Unit Developments
- L. Communication Tower or Antennae
- M. Commercial communications network facility, headend, or hub
- N. Recycling Centers that are completely enclosed with no exterior storage
- O. Adult Uses in agreement with section 1341.40.
- P. Tattoo Parlor in agreement with section 1341.41.
- Q. Limited video lottery/keno establishment in agreement with section 1341.47.
- R. Pawnshop
- S. Firearms Sales Establishments
- T. Indoor shooting range in agreement with section 1341.52.
- U. Bars
- V. Single-family, two-family, and multi-family uses in conformance with articles 1321, 1323, 1325, and 1327 of this ordinance.