

Section 405.230. "I-1" Light Industrial District. [R.O. 2007 § 405.230; Ord. No. 1523 §§ 5.1100 — 5.1109, 5-11-1989; Ord. No. 1703 § 1, 12-13-1990; Ord. No. 1720 § 1, 2-14-1991; Ord. No. 2516 § 1, 8-8-1996; Ord. No. 2692 § 1, 6-12-1997; Ord. No. 2770 § 1, 11-13-1997; Ord. No. 3039 § 1, 5-13-1999; Ord. No. 3143 § 1, 11-18-1999; Ord. No. 3474 § 1, 7-12-2001; Ord. No. 3648 § 1, 5-9-2002; Ord. No. 3961 § 1, 1-20-2004; Ord. No. 4398 § 1, 12-15-2005; Ord. No. 4723 § 1, 1-26-2007; Ord. No. 5339 § 10, 2-25-2010; Ord. No. 5466 § 7, 8-26-2010; Ord. No. 5638 § 1, 8-25-2011; Ord. No. 5742 § 9, 4-30-2012; Ord. No. 5756 § 12, 5-24-2012]

- A. Purpose Of The District. This industrial district is intended primarily for the conduct of light manufacturing, assembling, and fabrication, and for warehousing, wholesale and retail service uses. These uses may require direct access to rail, air or street transportation routes; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the Heavy Industrial District.
- B. Uses Permitted. Only the following buildings, structures and uses of parcels and lots are permitted; all others are expressly prohibited: **[Ord. No. 6249 § 10, 10-23-2014; Ord. No. 7192, 8-22-2019]**
1. Developments commonly known as business/industrial parks.
 2. Sports facilities including gymnasiums and indoor and outdoor courts.
 3. Manufacturing or fabrication of any commodity from semi-finished materials except explosives or flammable gases or liquids (including small electrical appliances or electronic apparatus, medical instruments and supplies, sheet metal products including heating and ventilation ducts and equipment) and self-storage warehousing services (retail and wholesale uses).
 4. Laboratories and office/research and testing, and public utility facilities.
 5. Light industrial/commercial uses which will not have negative impact related to dust, smoke, vibration, noise, odor, effluents or traffic generation.
 6. Professional offices including contractors' and engineers' offices.
 7. Indoor cultivation. **[Ord. No. 7458, 6-24-2021]**
 8. (Reserved)
 9. Specialty supply/center services (wholesale/retail).
 10. Data programming services.
 11. Sporting goods/outdoor equipment supplies.
 12. Motor vehicle rental company.
 13. Light and heavy vehicle repair.
 14. Residential or out-patient facilities for the treatment of alcohol and other drug

abuse.

15. Body art establishments, body piercing, and branding. [**Ord. No. 7405, 12-17-2020**]
 16. Cemeteries and related accessory buildings including crematoriums.
 17. Indoor crop cultivation and processing/manufacturing.
- C. (Reserved)
- D. Special Use Permit Required. [**Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014; Ord. No. 6598 § 3, 8-25-2016; Ord. No. 6865, 11-9-2017; Ord. No. 7192, 8-22-2019**]
1. Metal salvage and/or recycling operation.
 2. Vehicle storage (any type vehicle) or impound yard, other than the sale of operable motor vehicles from or on the premises; equipment storage yard.
 3. Wireless facilities or wireless support structures.
 4. Correctional institutions.
 5. (Reserved)
 6. (Reserved)
 7. Wholesale lumber operations including milling, light assembly, batch plant (materials assembly and mixing) and similar uses.
 8. The sale and brokerage of firearms, including the transfer of firearms; firearm repair; ammunition sales.
 9. (Reserved)
 10. Title loan businesses, check cashing businesses, payday loans or similar businesses.
 11. Commercial vehicle storage when the vehicles are not related to the business on the subject lot.
 12. Kennels, including interior and exterior kennels as defined by this Chapter.
 13. Indoor shooting ranges.
 14. (Reserved)
 16. Wind turbine — accessory.
 17. Wind turbine — primary.
 18. Solar panel — primary.

19. Hunting of wildlife.
 20. Sale, barter, exchange or rental of new or used motor vehicles, tractors, semitrailers, trailers, snowmobiles or all-terrain vehicles, including trailer dealers.
- E. Building/Structure Height. No building or structure shall be erected or enlarged to exceed forty-five (45) feet in height except upon review and approval by the Planning and Zoning Commission. **[Ord. No. 6865, 11-9-2017]**
- F. Lot Area, Storage And Yard Requirements.
1. There shall be no minimum lot area requirements in this district.
 2. Not more than forty percent (40%) of the lot containing any use permitted in this district may be used for open storage of raw materials, finished goods, or any other material.
 3. All buildings shall be set back from the street right-of-way line to provide a front yard having not less than thirty (30) feet in depth. No building shall be located closer than ten (10) feet to a side lot line and fifteen (15) feet to a rear lot line, except when adjacent to a residential district where a forty (40) foot wide or rear yard is required.
 4. A wireless support structure shall be located a distance of no less than one hundred (100) feet from any dwelling and no less than one hundred percent (100%) of the wireless support structure's height from the property boundaries. Additional setbacks from dwellings in excess of one hundred (100) feet may be stipulated in the special use permit in accordance with the provisions of Section 405.526(D). Setbacks from any other structures shall be set forth in the special use permit in accordance with the provisions of Section 405.526(D). **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**
- G. Parking Requirements. See Article VII, "Off-Street Parking and Loading Regulations".
- H. Screening And Landscaping. See Section 405.390 "Landscaping and Screening".
- I. Miscellaneous Requirements.
1. All exterior solid waste containers and container racks or stands shall be screened from public view. All outside storage of materials, equipment or stock, including items for sale or items used in the operation of the business, shall be screened from public view unless waived by the Administrative Officer. Outside display of items for sale and outside storage of materials, equipment, or stock shall be located as approved by the Planning Department.
 2. Where an "I-1" Light Industrial District is adjacent to any residential zoning district, a landscaped green belt at least twenty (20) feet in width shall be provided continuously on the back and/or sides of the industrial property lines and shall consist of a compact evergreen hedge, foliage screening, solid

masonry wall, solid wood fence, or other type of screening with a minimum height of six (6) feet above grade, so long as the degree of screening is not less than the screening afforded by the fence, and shall be maintained along appropriate property line by the users of the "I-1" Light Industrial property. All landscaping shall be maintained in a healthy growing condition by the property owner and the green belt shall not be used for off-street parking facilities or for loading space.

3. Any structure in an "I-1" Light Industrial District, other than wireless support structures, exceeding forty-five (45) feet in height which adjoins property in a Residential District shall be set back from such property line, in addition to the minimum required setback, a distance of one (1) foot for every two (2) feet in height above forty-five (45) feet; a lesser setback may be allowed if the six-foot screening buffer is increased in height according to the aforementioned proportions. **[Ord. No. 6184 § 2, 7-24-2014; Ord. No. 6195 § 2, 8-14-2014]**
4. Temporary businesses, including plant sales and the sales of Christmas trees and holiday items, shall be located as approved by the Planning Department. All temporary businesses shall meet building setbacks of the underlying district.
5. Vehicles used in conjunction with the operation of a business shall be parked behind or next to the building housing the business when feasible. When a rear or side parking space is not feasible, the vehicle shall be parked so as to not obstruct visibility of the shopping center entrances. Parking of commercial vehicles unrelated to the businesses on the lot shall not be permitted unless otherwise authorized.
6. Entrances shall conform to the standards contained in the City of St. Peters Design Criteria and Standard Specifications for Street Construction.
7. Businesses adjacent to, or integrated in, a shopping center or cluster of commercial facilities shall use the common access with other business establishments in that center.
8. All of the lot used for parking of vehicles and storage and display, and all driveways used for vehicle ingress and egress shall be paved and maintained in accordance with Section 405.550(G) Off-Street Parking, Construction Standards (Drive Aisles and Parking).