

SECTION 25 I-1 LIGHT INDUSTRIAL DISTRICT

(a) *Purpose and Intent.* The I-1 light Industrial district is intended to allow industrial operations and activities that do not create appreciable nuisances or hazards. It also is to provide areas within the city for the storage and transfer of goods. All industrial operations and activities are permitted provided they are conducted inside a building, although related outdoor storage and display are permitted. This district is situated close to heavy commercial and industrial areas and is intended to be located along rail lines and arterial and collector streets as identified by the Master Street Plan.

(b) *Permitted and Conditional Uses*

PERMITTED USES

Airports & Accessory Uses
Animal Boarding Kennel
Appliance/Equipment Repair
Armored Car Carrier
Auction House
Auditorium
Auto Parts & Supplies
Bakery Shop
Bakery, Wholesale
Barber or Beauty Shop
Bed & Breakfast
Bindery
Boat Sales & Service
Brewing & Distilling
Broadcast Studio
Building Materials, General
Business Trades, i.e., plumbing, heating
& air conditioning
Cabinet or Woodwork Shop
Car Wash
Carpet Sales
Catering Service
Cemetery & Accessory Uses
College Housing
Construction Business/Yard
Dental Supplies
Electrical & Gas Appliances
Electrical Equipment Mfg.
Engraver
Equipment Manufacturing
Equipment Repair
Factory
Farm Equipment & Supplies

CONDITIONAL USES

Animal Products Processing Plant
Bulk Fuel Station/Material Storage
Canning
Chemical Manufacturing
Club or Lodge w/ Alcohol
Communication Tower
Convenience Store w/ Gas
Dance Studio
Day Care Center
Fairgrounds
Food/Grain Processing
Gas, Bottled
Gymnasium, Public
Heliport
Incinerators
Industrial Uses involving chemicals,
combustible materials, etc.
Junk or Salvage Yard
Miniature Golf
Office Furnishings
Power Plant
Railroad Shop
Recycling & Reclamation
Sawmill & By-Products Sales
School, Public or Denominational
Septic Tank Service
Skate Park, indoor or outdoor
Small Animal Kennel/Boarding
Taxidermist

Feed Store
Fire Station
Frozen Food Locker
Furniture Repair
Group Homes, Transient
Heating Equipment Mfg.
Jail
Laboratory
Landscape/Nursery Business
Laundromat, Public
Linen Supply & Industrial Laundry
Locksmith
Lumber Yard w/ or w/o Sales
Manufacturing Plant
Masonry/Stone Business
Medical Sales & Service
Mobile Home Sales
Motor Freight Terminal
Moving & Storage
Paint & Wallpaper Store
Park, Public
Parking Lot/Garage
Pest Control
Print Shop
Railroad Terminal
Reservoir, Wet or Dry Detention
Roofing, Sales & Repair
Sales Office, General
Sand, Gravel, Earth Sales/Storage
School, Trade or Vocational
Seasonal Sales
Second-Hand Store
Self-Service Storage
Sewage Treatment Plant
Sewing Shop, Custom
Toy Mfg.
Train Station
Transportation Equipment Mfg.
Trucking Establishments
Utility Facilities
Vehicle Assembly
Vehicle Rental
Vehicle Sales & Service
Vending Machines, Sales & Service
Veterinarians with Boarding
Veterinary Clinic

Watershed Conservation/ Flood Control Plant

(c) *Use Limitations*

- A. Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property except property located in the I-1 and I-2 District.
- B. All outdoor storage shall be at least one-hundred (100) feet from any residential district boundary.
- C. No use shall emit an odor that creates a nuisance.
- D. No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises may reside on the premises.

(d) *Bulk Regulations*

- A. Maximum structure height: Fifty (50) feet.
- B. Minimum yard requirements (additional bufferyard may be required by the Rogers Planning Commission).
 - 1. Front yard: Fifty (50) feet.
 - 2. Interior side yard: Twenty-five (25) feet.
 - 3. Exterior side yard: Fifty (50) feet.
 - 4. Rear yard: Twenty-five (25) feet.
- C. Maximum lot coverage: Fifty (50) percent.

(e) *Open Space Requirements*

- A. Minimum open space: Not less than twenty (20) percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified by the Rogers Planning Commission. Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.
- B. Maximum impervious surface: The combined area occupied by all main and accessory buildings and structures, parking, storage, loading and other paved

areas shall not exceed eighty (80) percent of the total lot area unless modified by the Rogers Planning Commission.

(f) *Design Requirements*

1. A site plan meeting the requirements of the Rogers Large Scale Development Ordinance shall be submitted and approved.
2. A landscape plan meeting the requirements of the Rogers Large Scale development Ordinance shall be submitted and approved.
3. All off-street parking and vehicular use areas shall be screened from all residential uses.
4. Refuse storage areas shall be screened from view.
5. Mechanical and electrical equipment, including air conditioning units, shall be screened from view.
6. Lighting shall be designed to reflect away from any adjacent residential area.

(g) *Bufferyard Regulations.* Whenever any development in the I-1 Light Industrial District is located adjacent to a different zoning district, screening and a bufferyard shall be provided as required by the Rogers Planning Commission.

(h) *Off Street Parking*

RESIDENTIAL

Single-Family Dwelling	2 spaces per dwelling unit.
Rooming Houses, Dormitories, Fraternities, and Sororities, Boarding Houses (and similar uses and establishments)	1 space per sleeping accommodation.

OFFICE AND INSTITUTIONAL USES

Lodge Halls, Exhibition Halls, Clubs area	1 space per 200 sq. ft. of net floor area
Nursery, Kindergarten and Day-Care Centers	1 space per 500 sq. ft. of net floor area and one (1) space per employee. Loading and unloading spaces shall be required at a rate of one (1) for each ten (10) children accommodated.

Elementary School (grades 1-6)	1 space per classroom. Stacking space for drop-off and pick-up shall be required on the site.
Junior High School (grades 7-9)	4 spaces per classroom. Stacking spaces for buses and automobiles shall be required on the site.
Senior High School (grades 10-12)	1 space for every five (5) full-time students plus 1.5 spaces per classroom.
College, University	1 space for each 300 sq. ft. of net floor area, or 1 space per four (4) students, whichever is greater.
Business and Professional Office (and similar area. For use or establishment)	<p>1 space per 300 sq. ft. of net floor structures larger than ten thousand (10,000) sq. ft., the above parking requirement shall be provided and the following percentage shall be taken of the remaining net floor area:</p> <p>10,001-20,000 sq. ft. – 95% of requirement 20,001-30,000 sq. ft. – 90% of requirement 30,001-40,000 sq. ft. – 85% of requirement 40,001 sq. ft. and up – 80% of requirement</p>

COMMERCIAL USES

General Business and Retail Sales (except as otherwise provided herein)	<p>1 space per 250 sq. ft. of net floor area up to ten thousand (10,000) sq. ft., the above parking requirement shall be proved and the following percentage shall be taken off the remaining net floor area:</p> <p>10,001-20,000 sq. ft. – 95% of requirement 20,001-30,000 sq. ft. – 90% of requirement 30,001-40,000 sq. ft. – 85% of requirement</p>
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40,001 sq. ft. and up – 80% of requirement

Drive-Through Commercial Facilities

In addition to the other parking space requirements, holding or stacking spaces for each service window. Each stacking space shall be no less than ten (10) feet wide by twenty (20) feet long.

Personal Service Establishments (Barber, Beauty Shops and similar uses)

1 space per each employee plus 1 space per each station.

Automotive Services (Service Stations, Garages, Automobile Washing Facilities and similar uses)

5 spaces plus 1 space for each 200 s.f. of net building area.

Manufacturing, Processing and Wholesaling (and similar uses or establishments)

1 space per 600 sq. ft. of net floor area

Warehouse and Storage

5 spaces plus 1 space per 2,000 sq. ft. of net floor area up to 50,000 sq. ft.; then, in addition to the above requirement, 1 space per 10,000 sq. ft. above 50,000 sq. ft. or portion thereof.

(i) *Loading Space Standards*

FLOOR AREA (sq. ft.)

LOADING SPACES REQUIRED

5,000 – 25,000

1

25,000 – 40,000

2

40,000 – 100,000

3

100,000 – 160,000

4

160,000 – 240,000

5

240,000 – 320,000

6

For each additional 90,000

1 added space

(j) *Permitted Signs*

Freestanding – 1 per lot not to exceed 200 square feet in area and 35 feet in height with a bottom-of-sign-to-ground clearance of 6 feet.

Wall – 1 per establishment not to exceed 30 square feet in area with a maximum projection from the wall of 10 inches.