



## I - 1 Light Industrial District

The I-1 Light Industrial District is intended for the purpose of allowing certain industrial uses which **do not**:

1. Require intensive land coverage.
2. Generate large volumes of vehicular traffic.
3. Create obnoxious sounds, glare, dust, or odor.

### Some of the Regulations in District I - 1 are:

No Building or land shall be used, and no building or structure shall be erected, altered, or enlarged which is arranged or designed for other than one of the uses listed below:

1. Advertising display manufacture.
2. Agriculture implement fabrication repair.
3. Animal hospitals or clinics.
4. Assembly or repair of electrical and mechanical appliances, instruments, devices, and the like.
5. Auto sales and repair.
6. Bakeries, wholesale.
7. Billboards subject to requirements.
8. Book bindery.
9. Bottling works.
10. Building materials and products production, storage, and sales.

11. Business machines and equipment fabrication.
12. Canvas and burlap products manufacture.
13. Carpenter, cabinet, plumbing, or sheet metal shops.
14. Car wash establishments.
15. Carton and container fabrication.
16. Clothing fabrication.
17. Coffin manufacture.
18. Coin operated vending machines, fabrication, repair, and rental.
19. Contractor's office and equipment storage yard, providing the storage yard is completely enclosed with a six (6) foot solid fence or wall.
20. Distillation of mineral waters and the like.
21. Dog kennels.
22. Dry cleaning and/or laundry plants.
23. Farm implement sales and services.
24. Feed and grain storage and sales, including grain elevators.
25. Fertilizer sales, wholesale.
26. Food processing.
27. Frozen food lockers.
28. Greenhouses and nurseries, retail and wholesale.
29. Hatcheries.
30. Ice manufacture and storage.
31. Laboratories for research and testing.
32. Leather goods manufacture.
33. Light manufacturing operations, providing that such use is not noxious or offensive by reason of vibration or noise beyond the confines of the building or emission of dust, fumes, gas, odor, or smoke.
34. Lumber yards.
35. Machinery sales and storage lots.

36. Metal manufacture or assembly, using plate or sheet metal not requiring stamping or forming, standard parts and structural shapes.
37. Monument sales.
38. Motor freight terminals and warehouses.
39. Motor vehicle and farm implement sales and storage.
40. Public utility and public service uses as follows:
  - a. Public power plant.
  - b. Substations.
  - c. Railroads.
  - d. Telephone exchanges, microwave towers, radio towers, television towers, telephone transmission buildings, electrical power plants.
  - e. Public utility storage yards when the entire storage area is enclosed by at least a six (6) foot wall or fence.
41. Recycling center.
42. Sign printing and manufacturing.
43. Upholstering shops.
44. Vehicle body repairs, provided all repair operations are conducted in closed building, and that all outside storage shall be enclosed by a six (6) foot solid fence.
45. Warehouses.
46. Wholesale merchandise sales and storage.

### **Other Use Regulations**

- Where the lot will be served by public water and sewer, the minimum lot size shall be one (1) acre.
- Minimum lot size shall be three (3) acres, when water and sewer service is provided on a lot.

- The principal and accessory buildings shall not cover more than twenty (20) percent of the lot area.
- When a building in an I-1 District is located within one hundred fifty (150) feet of a residential district zone, buildings or structures shall not exceed forty-five (45) feet in height.
- When a building in an I-1 District is located more than one hundred fifty (150) feet of a residential district zone, buildings or structures shall not exceed seventy-five (75) feet in height.
- Front yard having a depth of not less than twenty-five (25) feet, except as required for arterial streets and collector streets.
- Lot or lots located at the intersection of two or more streets or roads; there shall be a front yard on each street side of a corner lot.
- Double frontage or a corner lot, a front yard shall be provided on both streets.
- Side yard having a depth of not less than twenty (20) feet.
- Rear yard having a depth of not less than twenty-five (25) feet.

The information provided in this brochure is intended to provide general information only. Each individual situation may have additional restrictions or requirements. The Zoning Regulations for Russell County are available for inspection or purchase from the Russell County Zoning Office. Application forms and fee schedules are also available.

The Russell County Zoning Office is located on the first floor of the Russell County Courthouse. We may be reached at (785) 483-6650 from Monday through Friday, 8:00 A.M. until 5:00 P.M.

Or, contact us by mail at:

Russell County Zoning  
P. O. Box 113  
Russell, Ks. 67665

Please contact our office for help with any questions you have concerning your specific project. We will be happy to assist you!