ARTICLE 800
"I-1" LIGHT INDUSTRIAL DISTRICT

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800.01 PURPOSE

It is the intent of the I-1 Light Industrial District to provide areas for light manufacturing or industrial purposes and related commercial activities so as to provide for the continued growth of the economic base of the County and region. It is the further intent of this district to protect residences and certain commercial uses by separating them from industrial activities. This district shall provide for operations which are relatively free of objectionable and dangerous influences such as uses exhibiting external environmental impacts that are obnoxious, offensive, or injurious by reason of production or emission of odor, refuse matter, dust, smoke, gas fumes, noise, vibration, radiation, or similar substances or conditions.

800.02 PERMITTED PRINCIPLE USES *(Amended 05-16-24) (Amended 03-11-25)*

Principal uses shall be limited to the following:

A. Automobile Repair; Including Body and Paint Work.

B. Commercial Recreational or Sports Facility.

C. Contractor and Building Supplies.

D. Educational Institution.

E. Farm Supplies Sales.

F. Heavy Equipment Sales and Service (*Amended 05-16-24)*

G. Laydown Yard; *see Article 1700.17. (Amended 03-11-25)*

H. Light Manufacturing: All manufacturing activities shall be conducted entirely within the building. Manufacturing activities shall be regulated as per the performance standards established in Article 1250.

I. Medical Cannabis Growers. *(Amended 09-30-21)*

J. Medical Cannabis Processors *(Amended 09-30-21)*

K. Mixed Uses.

L. Personal Storage Facility.

M. Public and Institutional Buildings.

N. Public Utility Building.

O. Research and Development Laboratories.

P. Truck Terminal.

Q. Warehousing.

800.03 PERMITTED ACCESSORY USES

The following uses shall be permitted as accessory to a principal use:

A. Assembly Hall.

B. Buildings, Uses or Structures Customarily Incidental to a Principal Permitted Use.

C. Child Day Care: when located within a Principal or Special Permitted Use and provided that the facility does not occupy more than 5% of the total floor area of the building; *see Article 1700*.

D. Detached Garage, Carport, Storage Building.

E. Drive Through Facility.

F. Family Restaurant: when located within a Principal or Special Permitted Use and provided that the facility does not occupy more than 5% of the total floor area of the building.

G. Fast Food Restaurant: when located within a Principal or Special Permitted Use and provided that the facility does not occupy more than 5% of the total floor area of the building.

H. Financial Institutions: when located within a Principal or Special Permitted Use and provided that the facility does not occupy more than 5% of the total floor area of the building.

I. Personal Services: when located within a Principal or Special Permitted Use and provided that the facility does not occupy more than 5% of the total floor area of the building.

J. Private Recreational Facility.

K. Private Swimming Pool.

L. Professional or Business Office.

M. Professional Services: when located within a Principal or Special Permitted Use and provided that the facility does not occupy more than 5% of the total floor area of the building.

N. Restaurant: when located within a Principal or Special Permitted Use and provided that the facility does not occupy more than 5% of the total floor area of the building.

O. Retail Business: when located within a Principal or Special Permitted Use and provided that the facility does not occupy more than 5% of the total floor area of the building.

P. Satellite Dish.

Q. Signs.

R. Warehousing.

800.04 SPECIAL PERMIT USES

The following uses shall be permitted as regulated by Article 1100 - Special Permit Uses:

A. Agriculture.

B. Airport.

C. Animal Veterinarian Clinic.

D. Animal Veterinarian Hospital.

E. Attached Accessory Apartment Dwelling.

F. Automobile Sales and Service of Vehicles, Boats and Recreational Vehicles.

G. Automobile Service Station.

H. Automobile Washing or Detailing.

I. Bed and Breakfast Establishment.

J. Cemetery.

K. Club.

L. Commercial Entertainment; Excluding Sexually Oriented Businesses.

M. Commercial Greenhouse.

N. Commercial Stable.

O. Communication Tower; see *Article 1700.*

P. Detached Accessory Apartment Dwelling.

Q. Duplex Dwelling.

R. EDHO; see *Article 1700.*

S. Family Restaurant.

T. Fast Food Restaurant.

U. Golf Course.

V. Heavy Manufacturing.

W. Helipad or Heliport; see *Article 1700.*

X. Hospital.

Y. Hotel/Motel.

Z. Kennel; see *Article 1700.*

AA. Medical Cannabis Dispensaries. *(Amended 09-30-21)*

BB. Medical Cannabis Laboratory. *(Amended 09-30-21)*

CC. Medical or Dental Clinic.

DD. Multi-Family Dwelling.

EE. Multi-Tennant Development.

FF. Non-Commercial Stable.

GG. Nursing Home; see *Article 1700.*

HH. Oil and Gas Exploration and Production; see *Article 1700.*

II. Professional or Business Office.

JJ. Public and Private Parks.

KK. Quarry.

LL. Religious Places of Worship.

MM. Restaurant.

NN. Retail Business.

OO. Salvage Yard.

PP. Single Family Dwellings; Class A and B; *see Article 1700.*

QQ. Tavern or Bar.

RR. Townhouse.

SS. Truck Stop.

TT. Video Lottery Establishment; *see Article 1700*.

800.05 DEVELOPMENT STANDARDS

A. Property Development Standards

The following development standards shall apply to properties located within the "I-1" Light Industrial District.

"I-1" Light Industrial District	
Minimum Lot Area	▪ 6,600 square feet for single family dwelling. ▪ 4,500 square feet per dwelling unit for duplex dwelling; 9,000 square feet total. ▪ 2,800 square feet per dwelling unit for townhouse; maximum 12 dwelling units per acre; 20% green space required, not including setbacks. ▪ 20% green space required, not including setbacks, for multi-family dwelling. ▪ None for non-residential uses.
Minimum Lot Width at Building Setback Line	▪ 60 feet for single family dwelling. ▪ 45 feet per dwelling unit for duplex; 90 feet total. ▪ 100 feet for non-residential uses.
Maximum Lot Coverage	▪ 100% Impervious Surface Coverage
Maximum Height	▪ None, however, the West Virginia State Fire Code shall be enforced. ▪ 35 feet for accessory structures.
Minimum Front Yard Setback	▪ 20 feet.

Minimum Side Yard Setback	▪ 10 feet principal use if abutting a manufacturing use. ▪ 20 feet principal use if abutting any non manufacturing use. ▪ 10 Feet Accessory Use
Minimum Rear Yard Setback	▪ 10 feet principal use if abutting a manufacturing use. ▪ 20 feet principal use if abutting any non manufacturing use. ▪ 10 feet accessory use

B. Minimum Off-Street Parking and Loading Standards

Article 1200 shall regulate minimum off-street parking and loading standards.

C. Landscaping and Screening Requirements

Article 1300 shall regulate landscaping and screening requirements.

D. Signage

Article 1400 shall regulate signage.

E. Open Space

Open space shall be required as an integral part of the multi-family and lease community development. Open space shall not include any impervious surfaces.

In a multi-family development for multi-family dwellings and townhouses, twenty percent (20%) of the parcel, not including the required yard setbacks, shall be dedicated as open space as part of the multi-family development and shall be maintained by the developer/owner/homeowner's association and shall be accessible to all residents of the development.

In a lease community for single-family and duplex dwellings, ten percent (10%) of the parcel, not including the required yard setbacks, shall be dedicated as open space as part of the lease community development and shall be maintained by the developer/owner/homeowner's association and shall be accessible to all residents of the development. A lease community with ten (10) or less single-family or five or less duplex dwellings shall be exempt from the open space requirement.

F. Substantial Expansion

Substantial expansion of an existing building or structure may trigger the site plan review process as established in Section 1150.02

800.06 STORM DRAINAGE MANAGEMENT *(Amended 10-11-22)*

1. Private Property owners are responsible for storm drainage flowing through their property.

2. Putnam County does not maintain drainage utility easements (including culverts, concrete channels, retention walls, retention ponds, detention ponds, etc.) located on privately owned property.

3. Private drainage and erosion issues, as well as ground water issues (i.e., natural springs), are the responsibility of the private property owner (and/or any applicable homeowner's association or maintenance association). Putnam County is not responsible for ensuring

proper drainage on privately owned property. In general, the easement holder (property owner) has the duty to maintain the easement. This includes public drainage utility easements located on private property.

4. Driveways, and their associated culverts, bridges, or other appurtenances, that cross public drainage systems (i.e., ditches or streams) are also the private property owner's responsibility.

5. Drainage directed from gutters, French drains, downspouts, swimming pools, retention walls, or other private systems to neighboring properties is a civil matter between the private property owners. Moreover, private property owners that place obstructions, or fail to maintain property within public drainage easements (i.e., structures, sheds, buildings, curbs, retaining walls) may be subject to civil action from adjacent property owners.