

## ARTICLE XV

### I-1 LIGHT INDUSTRIAL DISTRICTS

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#### SECTION 1500 INTENT

The I-1 Light Industrial District is designed to accommodate research, wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner detrimentally affect any of the surrounding districts. The I-1 District is intended for the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semifinished products from previously prepared material. The processing of raw material for shipment in bulk form to be used in an industrial operation at another location, shall not be permitted.

The goals of the I-1 district include the following:

- a. Provide sufficient space, in appropriate locations, to meet the needs of the City's future economy for all types of manufacturing and related uses;
- b. Prohibit the use of industrial areas for new residential development;
- c. Promote manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibrations, smoke, odor and other objectionable influences.

#### SECTION 1501 PERMITTED USES

In an I-1 Light Industrial District, no building or land shall be used erected or except for one (1) or more of the following specified uses unless otherwise provided in this Ordinance:

- a. Research, design, and pilot or experimental product development when conducted within a completely enclosed building.
- b. Warehousing and wholesale establishments, and trucking facilities.
- c. Manufacturing (indoors), compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceutical, toiletries, food products, hardware and cutlery, tool, die, gauge and machine shops.
- d. Manufacturing, compounding, assembling, or treatment of articles or merchandise indoors from previously prepared materials such as: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semiprecious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills) and yarns.
- e. Manufacturing of pottery and ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas. (amended 2/14/96)
- f. Manufacturing of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.
- g. Manufacturing or assembly of electrical appliances and instruments.
- h. Research and experimental laboratories.
- i. Manufacturing and repair of electric or neon signs, light sheet metal products, such as heating and ventilating equipment, cornices, eaves.
- j. Central dry cleaning plants or laundries, with no retail service.

- k. Essential public service buildings, stations structures, storage yards and other related uses.
- l. Radio, television, microwave, and cellular phone towers and similar facilities that meet the standards of Section 334.(as amended 6-10-98)
- m. Public utility plants, tanks; water supply and sewage disposal plants. Railroad transfer and storage tracks, right-of-ways, and freight terminals.
- n. Storage facilities for building materials, sand, gravel, stone, lumber, contractor's equipment and supplies.
- o. Commercial kennels.
- p. Greenhouses.
- q. Trade or industrial schools.
- r. Commercial mini-storage warehouses and storage buildings including the dwelling and office of a caretaker, with no outdoor storage. Buildings spaced not less than thirty (30) feet apart.
- s. Accessory uses, buildings and structures customarily incidental to any of the above-permitted uses as defined in Article II and meeting the standards of Sections 312-317.

All of the above listed businesses, facilities, and uses, including private and public facilities, which use, store or generate hazardous substances and polluting materials in quantities greater than twenty-five (25) gallons or two hundred twenty (220) pounds per month shall require Special Land Use Review. (amended 2/14/96)

#### **SECTION 1502 SPECIAL LAND USES**

The following uses may be permitted upon review and approval by the City Council, in accordance with the general standards for all Special Land Uses listed in Section 2102, and the standards for the specific use listed in Section 2110. All Special Land Use requests shall require submission of an Impact Assessment as described in Section 328.

- a. Major auto repair such as auto engine and body repair shops if completely enclosed. (amended 2/14/96)
- b. Contractor's yards.
- c. Lumber and planing mills if completely enclosed and no property lines from the exterior boundary of the "I-1" District.
- d. Commercial composting.
- e. Metal plating, buffing and polishing, subject to appropriate measures to prevent noxious results and nuisances.
- f. Recycling stations.
- g. Retail uses with an industrial character outdoor storage requirements or activities, such as, but not limited to: lumber yard, building materials outlet, upholsterer, cabinet maker, outdoor sales of boats, house trailers, automobile garages, or agricultural implements.
- h. Retail, restaurant, and service establishments serving the needs of the industrial district, such as, but not limited to: banks, savings and loan associations, credit unions, automobile service stations, motels, bowling alleys, trade or industrial schools, or industrial clinics.
- i. Outdoor theatres.

- j. Uses of the same nature or class as the majority of the uses listed in this district as either a Principal Permitted Use or a Special Land Use, but not listed elsewhere in this Zoning Ordinance, as determined by the City Council, following a Planning Commission public hearing and recommendation. The determination shall be based on the standards of Section 309. Any use not listed and not found to be "similar" is prohibited.
- k. Accessory uses, buildings and structures customarily incidental to an approved Special Land Use Permit as permitted with the approved Special Land Use permit. (amended 2/14/96)

All of the above listed businesses, facilities, and uses, including private and public facilities, which use, store or generate hazardous substances and polluting materials in quantities greater than twenty-five (25) gallons or two hundred twenty (220) pounds per month shall require Special Land Use Review. (amended 2/14/96)

**SECTION 1503 ADDITIONAL SITE DEVELOPMENT STANDARDS**

All Permitted and Special Land Uses shall comply with all applicable provisions of the Zoning Ordinance including those listed below as a reference guide.

- a. Article II: Definitions
- b. Article III: General Provisions for Standards on a variety of items such as: fences; reception antennae; limitations on clearing and grading site, etc.
- c. Article XX: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- d. Article XXII: Parking, parking area landscaping and loading/unloading standards.
- e. Article XXIII: Landscaping Standards
- f. Article XXIV: Site Plan Review Standards
- g. Ordinance 116 Sign Ordinance (Chapter 1480)
- h. Ordinance 220 Flood Damage Prevention Ordinance
- i. Ordinance 216 Subdivision Control Ordinance