

**Sec. 10-2079. - I-1 Light Industrial District.**

I-1 District scope and intent. Regulations set forth in this section are the I-1 District regulations. Article D should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The intent of this section, in establishing the I-1 District, is to provide area within the City for the manufacture, storage, sale and distribution of goods and the conduct of related commercial and industrial activities. The I-1 District is comprised primarily of those existing industrial areas that are located on or have ready access to major thoroughfares and/or rail facilities and are well adapted to industrial development and are not objectionable by reasons of dust, odor, noise, traffic safety or congestion.

Use regulations. Within the I-1 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

- (a) *Permitted uses.* Structures and land may be used for only the following purposes: Any permitted use, provided that all manufacturing, processing, assembly and/or disassembly operations and all storage operations associated with such uses not specifically identified below shall be housed entirely within an enclosed building or buildings. All outside storage shall be enclosed by an opaque fence meeting the district height regulations.
- (1) Ambulance and emergency radical services.
  - (2) Animal hospitals, kennels (boarding and breeding) and veterinary clinics.
    - a. All structures shall be located and activities conducted at least one hundred (100) feet from any property zoned for residential purposes.
    - b. All animals shall be located within an enclosed building and adequate sound and odor control shall be maintained.
  - (3) Animal grooming shops.
    - a. All structures shall be located and activities conducted at least 100 feet from any property zoned for residential purposes
  - (4) Artisan's workshop.
  - (5) Automobile and truck sales (including retail parts sales and/ or tire store).
    - a. Such use shall not be permitted within 50 feet of any property used for a school, park, playground, stream, river or hospital.
    - b. All activities shall be carried on entirely within an enclosed building.
    - c. Such use shall not be established on a lot which is adjacent to or directly across the street from any single-family residential district.
    - d. All outdoor storage must be in the rear of the principal structure and enclosed by opaque fence no less than eight feet in height.
  - (6) Automobile, trailer and boat sales/service.
    - a. Minimum one acre lot size.
    - b. All vehicles shall be set back at least ten feet from the street right-of-way line.
    - c. Such use shall be located at least 50 feet from any properties zoned for residential purposes.
    - d. A solid fence or wall no less than eight feet in height shall be maintained to provide a visual screening between the residential and commercial properties.
  - (7) Automobile and truck repair (including paint, body, brake repair, installation of tires, tune-up shops, oil change services, and emission stations).

- a. Such use shall not be permitted within 50 feet of any property used for a school, park, playground or hospital.
  - b. All activities shall be carried on entirely within an enclosed building.
  - c. Such use shall not be established on a lot which is adjacent to or directly across the street from any single-family residential district.
  - d. All outdoor storage must be in the rear of the principal structure and enclosed by an opaque fence no less than eight feet in height.
  - e. No engine/body dismantling is allowed.
- (8) Automobile towing.
- a. All outside storage must be in rear of the principal structure and enclosed by opaque fence no less than eight feet in height.
- (9) Bookbinding and related work.
- (10) Carnival, video, horseshow, shooting or athletic event.
- (11) Car wash, automatic, hand car wash, and self service.
- a. Establishment shall provide an oil water separator and a sand trap.
  - b. Establishment shall have no more than 4 washing bays.
- (12) Commercial greenhouses or plant nursery.
- a. In the residence districts, nurseries and greenhouses shall be subject to the following:
    - i. Only plant materials grown on the premises shall be sold on the premises.
    - ii. The retail sales area shall not exceed twenty (20) percent of the gross floor area of the use, including inside loading areas, mechanical and work areas and inside growing areas.
    - iii. The use shall be screened from residential uses.
- (13) Cultural facilities. Art galleries, museums, legitimate theaters, libraries, and other uses similar in character to those listed.
- (14) Drive-in movie theater.
- a. The theater screen and all buildings shall be set back at least 50 feet from any property line.
  - b. Central loudspeakers are prohibited.
  - c. The theater screen shall not be visible from an interstate or arterial roadway.
- (15) Dwellings; residence for watchmen or caretaker employed on premises.
- (16) Education.
- a. College and university.
  - b. K-12 private or special.
  - c. Technical school.
  - d. Vocational school.
- (17) Electric supply store.
- (18) Farm equipment sales.
- (19) Home appliance repair and related service.

- (20) Laundry and dry-cleaning pickup stations.
  - (21) Linen and diaper services, garment pressing, alteration and repair.
  - (22) Lumber, hardware and other building material establishments.
    - a. All outdoor storage must be in the rear of the principal structure and enclosed by opaque fence no less than eight feet in height.
  - (23) Newspaper publishing facilities.
  - (24) Office, business.
  - (25) Office, professional.
  - (26) Paint, glass and wallpaper stores.
  - (27) Plumbing and heating equipment dealers.
  - (28) Printing, publishing and reproducing establishments.
  - (29) Radio and television broadcasting stations.
  - (30) Railroad car classification yards and train truck yards.
  - (31) Railroad stations for freight.
  - (32) Restaurants, bars grills, taverns, cafés, drive-ins, fast food facilities and similar eating and drinking establishments.
    - a. Drive-thru restaurants shall not locate closer than 1,520 feet from another drive-thru restaurant or similar eating or drinking establishment.
    - b. Drive-thru restaurant lanes shall be designed in such a way as to be screened from the public right of way through elevation differences, landscaping, arbors, trellises, canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations.
    - c. Drive-thru windows are prohibited on the front of the building directly facing a street frontage.
  - (33) Taxi stands and dispatching agencies.
  - (34) Veterinary clinic/hospital or kennel.
  - (35) Gyms/ Fitness Center
  - (36) Data Center
- (b) *Accessory uses.*
- (1) Accessory uses and structures incidental to any legal permitted use, provided:
    - a. Retail sales and services must be conducted and accessed wholly within the building(s) housing the use to which the activities are accessory. Temporary PODS/temporary storage units are intended for a limited period of time and not for permanent storage.
    - b. For sale, for rent, or for lease signs are allowed in accordance with Chapter 7, Signs.
- (c) *Uses permitted through administrative permit.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2081 et seq. in the I-1 District:
- (1) 10-2089. Alternative Antenna Support Structure
  - (2) 10-2090. Amateur Radio Antenna
  - (3) 10-2091. Antenna, tower, and associated structures (radio, T.V., microwave broadcasting, etc.).

- (4) 10-2092. Club.
  - (5) 10.2094. Driving Range (not associated with a golf course).
  - (6) 10-2095. Electrified fences.
  - (7) 10-2096. Film production.
  - (8) 10-2098. Golf course.
  - (9) 10.2099. Outdoor event, small.
  - (10) 10-2107. Seasonal business use.
  - (11) 10-2109. Swimming pool, private.
  - (12) 10-2111. Temporary classroom.
  - (13) 10-2112. Temporary structures.
- (d) *Uses permitted through use permit only.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2115 et seq. in the I-1 District.
- (1) 10-2116. Adult Bookstore
  - (2) 10-2119. Amateur Radio Antenna to Exceed the Administrative Permit Height
  - (3) 10-2121. Antenna tower, and associated structure (radio, T.V., microwave broadcasting, etc.).
  - (4) 10-2124. Cemetery and/or mausoleum (human or pet).
  - (5) 10-\*\*\*\* Fuel and ice dealers, manufacturers and wholesalers.
  - (6) 10-\*\*\*\* Food processing plants not to include slaughterhouses.
  - (7) 10-\*\*\*\* Gas station minimart.
  - (8) 10-\*\*\*\* Light assembly and fabrication. No activity which produces liquid effluent, odor, fumes or dust which can be detected beyond the walls of the building is permitted.
  - (9) 10-\*\*\*\* Manufacturing, wholesaling, repairing, compounding, assembly, processing, preparation, packaging of treatment articles, foods (smoking, curing and canning), components, products, clothing, machines and appliances and the like, where character of operations, emissions and by-products do not create adverse effects beyond the boundaries of the property.
  - (10) 10-\*\*\*\* Research and experimental testing laboratories including medical and dental laboratories.
  - (11) 10-\*\*\*\* Warehousing and storage.
  - (12) 10-\*\*\*\* Wholesale trade and distribution establishments and warehousing facilities, including offices.
  - (13) 10-\*\*\*\* Truck terminals.
  - (14) 10-2128. Composting.
  - (15) 10-2134. Outdoor event, large.
  - (16) 10-2144. Stadium (offsite) associated with a private school.
- (e) *Development standards.*
- a. *Height regulations* - 40 feet
  - b. *Minimum front yard setback* - 40 feet

- c. *Minimum side yard setback* - 8 feet
- d. *Minimum rear yard setback* - 30 feet
- e. *Minimum lot area* - Per conditions specified
- f. *Minimum width of lot frontage or width at building line* - 30 feet
- g. *Minimum heated floor area per unit* - Per conditions specified
- h. *Minimum accessory structure requirements* - Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

*Other regulations.* The headings below contain provisions applicable to the I-1 District.

Chapter 2 Zoning Regulations

Chapter 3 Building Code Regulations

Chapter 4 Subdivision Regulations

Chapter 5 Flood Damage Prevention

Chapter 6 Tree Protection and Landscape Ordinance

Chapter 7 Signs

Chapter 8 Uniform Roadway Addressing System

Chapter 9 Condition and Use of Commercial and Industrial Buildings

Chapter 10 Soil Erosion and Sedimentation Control

Chapter 11 Stormwater Management

Chapter 12 Stream Buffer Protection

Chapter 13 Enterprise Zones

Chapter 14 Overlay Districts

( [Ord. No. 061-016, § 3\(Exh. C\), 9-19-16](#) )