

## ARTICLE 13.00

### I-1, LIGHT INDUSTRIAL DISTRICT

#### Section 13.01 Statement of Intent

The I-1, Light Industrial District is designed so as to primarily accommodate industrial parks, 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 so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly or treatment of finished or semi-finished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location is not to be permitted.

#### Section 13.02 Permitted Uses And Structure

In all I-1, Districts, no building or part thereof shall be erected, used or structurally altered, nor land or premises used, in whole or in part, except for one or more of the following permitted uses or structures:

- A. Any use with the principal function of conducting research, design, testing and pilot or experimental product development.
- B. Experimental, film or testing laboratories.
- C. Vocational schools and other types of technical training facilities.
- D. Computer programming, data processing, and other computer related services.
- E. Essential services and buildings (Subject to Section 17.02.P).
- F. Warehousing and wholesale establishments.
- G. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceutical, toiletries, pottery, ceramics, hardware and cutlery, tools, dies, gauge, machine shops, clothing, electrical and electronic equipment, jewelry, instruments, optical goods, and food products (except fish, sauerkraut, vinegar, yeast, and rendering or refining of fats and oils).
- H. The manufacturing, fabricating, processing, packaging, assembling, or treatment of products indoors from previously prepared materials: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, rubber, precious or semiprecious metals or stones, sheet metal, textiles, tobacco, wax, wood, yarns and plastics, cast or stamped.
- I. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.
- J. Manufacture or assembly of electrical appliances, electronic instruments and devices and radios.
- K. Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, eaves, and the like.

- L. Business services (mailing, copying, data processing, etc.).
- M. Commercial greenhouses with sales permitted only as an accessory use comprising no more than ten (10) percent of the total floor and growing areas.
- N. Health clubs/fitness centers accessory to industrial use either within the same building or within one-quarter (1/4) mile of the industrial building.
- O. Lumberyards and millworks, woodworking and machinery provided any mills are completely enclosed.
- P. Municipal uses such as water treatment plants, and reservoirs, sewage treatment plants, and all other municipal buildings and uses including outdoor storage.
- Q. Offices, professional or corporate offices clearly incidental to or within a quarter (1/4) mile of a principal industrial permitted use.
- R. Print shops and book publishing.
- S. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations.
- T. Radio and television studios.
- U. Quarters for security or emergency personnel.
- V. Manufacture of automation components, robotics instrumentation components, and similar items.
- W. Commercial and private kennels. (Subject to Section 17.02.W)
- X. Indoor gun ranges. (Subject to Section 17.02 CC)
- Y. Leasing and rental of recreational, landscaping, or moving equipment, including, but not limited to boats, canoes, jet skis, tillers, trucks, vans, and trailers.
- Z. Mini-warehouse facilities. (Subject to Section 17.02.Y)
- AA. Bowling alleys, indoor ice and roller skate rinks, racquetball, and tennis courts, and similar types of indoor recreation uses.
- BB. Outdoor recreation uses, including tennis and archery courts, miniature golf courses and golf driving ranges, children's amusement park, and similar types of outdoor recreation uses.
- CC. Vehicle wash establishment, vehicle repair garages, undercoating, and painting service stations, new vehicle dealership and used vehicle sales.
- DD. Exhibition halls and stadiums.
- EE. Building contractor offices and supply yards.
- FF. Athletic clubs/gymnasium.
- GG. Veterinary hospitals and clinics.

- HH. Mobile home sales.
- II. Trailer or home equipment real sales or service.
- JJ. Outdoor display and sales of garages and swimming pools.
- KK. Growing products and foodstuffs.
- LL. Other assembly, manufacturing or commercial uses or a similar nature to the above when located and arranged according to a plan providing for conditions in harmony with the District, and allowed by the Planning Commission.
- MM. Grower: Class A, Class B, and Class C (amended 09/12/17)
- NN. Processor (amended 09/12/17)
- OO. Provisioning Center (amended 09/12/17)
- PP. Safety Compliance Facility (amended 09/12/17)
- QQ. Secure Transporter (amended 09/12/17)

**Section 13.03 Uses Permitted by Special Approval**

- A. Child day care and adult day care centers. (Subject to Section 17.02.B)
- B. Indoor tennis facilities and recreation centers. (Subject to Section 17.02 CC)
- C. Urgent care facilities.
- D. Hotels and motels. (Subject to Section 17.02.Z)
- E. Full service restaurants.
- F. Freezer locker plants and cold storage.
- G. Airports and Heliports. (Subject to Section 17.02.C)
- H. Radio, television and other communication towers. (Subject to Article 24.00)
- I. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Land Use in this district, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
- J. Domestic Centers
- K. Tire vulcanizing and recapping.
- L. Excavation/removal of gravel, sand, topsoil or earth.
- M. Single-Family detached dwelling and accessory buildings and use customarily incidental to the same.

- N. Petroleum and gas storage and distribution facilities.
- O. Multiple-family dwellings, including garden apartments, townhouses, multiplex units, condominiums and two-family dwellings.

### **Section 13.04 Permitted Accessory Uses**

Accessory buildings, uses and activities customarily incidental to any of the above-named permitted uses. (Subject to Section 5.03)

### **Section 13.05 Development Standards and Requirements**

#### **A. Site Plan Review**

Site plan review and approval is required for all uses except detached one family residential and farm uses, in accordance with Article 18.00.

#### **B. Area, Height, Bulk, and Placement Regulations**

Buildings and uses in the I-1, Light Industrial District are subject to the area, height, bulk, and placement requirements in Article 16.00, Schedule of Regulations.

#### **C. Paved Access**

Vehicle access drives for all development must provide hard-surfaced access to a public primary or secondary hard-surfaced road.

#### **D. Outdoor Storage**

All outdoor storage areas shall be screened from public view from off-site with screening in accordance with the provisions of Article 19.00.

#### **E. Other Provisions**

All other applicable provisions of this Zoning Ordinance shall be complied with.