

ARTICLE XIII. - I-1; LIGHT INDUSTRIAL DISTRICT

Sec. 46-365. - Purpose.

The I-1 Light Industrial Districts are designed so as to primarily accommodate wholesale activities and warehouse and industrial operations whose external, physical effects are restricted to the area of the districts and in no manner affect in a detrimental way 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, and/or treatment of finished or semifinished products from previously prepared material and that the processing of raw material not be permitted.

(Code 2002, § 220-45)

Sec. 46-366. - Principal uses permitted.

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

- (1) Any of the following uses when conducted wholly within a completely enclosed building:
 - a. Research, design, and pilot or experimental product development.
 - b. The manufacturing, compounding, processing, fabricating, assembling, stamping, pressing, packaging and/or treatment of finished or semi-finished products from previously prepared materials.
 - c. Central dry-cleaning or carpet-cleaning plants or laundries provided that such plants shall not deal directly with consumer at the retail level.
 - d. Laboratories: research, experimental, film and testing.
 - e. Recycling operations.
- (2) Veterinary hospital, not including kennels.
- (3) Warehouse, storage and transfer, electric, gas service buildings, yards, and public utility buildings, telephone exchange buildings and substations and gas regulator stations, water and gas tanks.
- (4) Warehousing and distribution.
- (5) Self-storage facilities.
- (6) Light and general automobile repair not including the open storage of discarded or wrecked automobiles or automobile parts.
- (7) Trade or industrial schools.
- (8) Data processing and computer centers, including service and maintenance of electronic data

processing equipment, and software development.

- (9) Municipal uses such as water treatment plants and reservoirs, sewage treatment plants, and all other municipal buildings and uses.
- (10) Accessory buildings and uses customarily incident to any of the above permitted uses.
- (11) Other uses of a similar and no more objectionable character to the above permitted uses.

(Code 2002, § 220-46; Ord. No. 574, § 1(220-46), 8-27-2018)

Sec. 46-367. - Uses permitted subject to special conditions.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use:

- (1) Kennels, provided that a zoning lot located within 300 feet of a residential district shall not be occupied for such use unless separated from the residential district by a major or secondary thoroughfare. In an instance where the residential district is used for other than residential purposes, the planning commission may waive or modify the distance requirement.
- (2) Open storage facilities for building materials, gravel, sand, stone and lumber, and of contractor's equipment and supplies, provided such is screened in accordance with section 46-8 on those sides abutting all nonindustrial districts and on any yard abutting a public thoroughfare.
- (3) Commercial greenhouses.
- (4) Plants which produce, refine, or store chemical products such as plastics, perfumes, or synthetic fibers, subject to compliance with the applicable federal, state, and municipal statutes, and under such conditions as the planning commission and City Council impose to ensure that the use is not injurious to the district and its environs and is compatible with existing uses in the district.

(Code 2002, § 220-47; Ord. No. 574, § 1(220-47), 8-27-2018)

Sec. 46-368. - Required conditions.

- (a) All outdoor storage shall be located in the rear yard and shall be screened from view of adjacent residential areas and public thoroughfares in accordance with section 46-8.
- (b) No outdoor storage of any kind shall be permitted in any designated off-street parking or loading, unloading area.
- (c) All uses permitted in the I-1 District must conform to regulations of section 46-16.
- (d) Article XVI of this chapter, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements shall be complied with.

(Code 2002, § 220-48)

Secs. 46-369—46-394. - Reserved.