

Sec. 15-1-61. I-1 Zone, Light Industrial

(A) *Purpose.* The purpose of this zoning district is to provide for light industrial uses such as laboratories, light manufacturing, warehousing, and other uses in locations which are suitable and appropriate, taking into consideration the land uses on adjacent or nearby properties. Because no list of uses can be complete, decisions on specific uses not included as examples on the following lists of permitted and conditional uses will be made by the planning and zoning director.

(B) *Permitted uses.*

(1) All uses identified as permitted and conditional uses, in the commercial zones, except residential uses. Caretaker residential use permitted.

(2) Uses permitted under this category shall include, but not limited to, the following:

- Acetylene storage
- Acoustical material, manufacturing, storage
- Agricultural implements, repair, service, storage
- Agricultural tillage, contractors
- Air conditioning equipment, fabrication, storage
- Aircraft fabrication and assembly
- Aircraft sales and repair
- Auctioneers
- Bags, manufacturing, storage
- Balls and bearings, manufacturing, storage
- Battery repair
- Boat manufacturing, storage
- Boilers, manufacturing, storage and repair
- Bolts and nuts, manufacturing, storage
- Bottle manufacturing, storage
- Boxes, manufacturing, storage
- Brake lining, manufacturing, storage
- Brick storage
- Brooms, manufacturing, storage
- Bus line, repair and garage
- Buttons, manufacturing and storage
- Candle manufacturing, storage
- Cannery
- Canvas manufacturing, storage
- Carpet, warehousing and wholesale
- Caskets, manufacturing, storage
- Chocolate and cocoa products, manufacturing

Cider and vinegar, manufacturing, storage
Cigar and cigarette manufacturing
Clothing manufacturing
Coffee roasting
Concrete products, storage
Contractor's equipment and supplies, storage
Dairy products, manufacturing
Diesel engines, manufacturing, service, equipment and supplies
Display designers and builder's shops
Door manufacturing, metal and wood
Drilling company equipment yards
Electric appliances, manufacturing and storage
Electric light and power companies, storage yards
Equipment rental for residential use and residential construction
(outdoor storage)
Feeds (grains) manufacturing, processing, storage
Freight depots
Fences, manufacturing, storage
Fiberglass, fabrication
Flour and grain storage elevators
Flour Mill
Food preparation, wholesale
Freight yards
Fruit and vegetable juice, processing and storage
Furniture manufacturing, storage
Hardware, manufacturing and storage
Hay and straw, processing, sales, storage
Heating, ventilating and air conditioning equipment, manufacturing
and storage
Hiring (day labor) and transportation centers
Hotel equipment, assembly and custom fabrication
House movers and wreckers, equipment storage yards
Ice, manufacturing, storage
Insecticides, storage
Insulation, manufacturing, wholesale, equipment yards, storage
Landscape contractors
Machine tools, manufacturing, storage
Meat packing and smoking (no slaughtering)
Millwork (woodworking) manufacturing, storage
Mining machinery, wholesale, storage
Mini-storage facilities
Manufactured home sales
Motor freight company, warehouse
Motor freight company, garage
Motor repair and rewinding, transformers, generators, heavy-duty
Movers, warehouses

Notions, manufacturing, wholesale, storage
Ornamental metal work, fabrication, storage
Pharmaceuticals, distribution and storage
Pickled products, manufacturing and storage
Pipe (concrete, metal, sewer), storage
Pipe fittings, storage and sales
planning mills
Plaster contractor, storage and wholesale
Produce processing and packing plants
Public utility plants
Pumice manufacturing, storage
Railroad, service and repairs
Road building equipment, retail sales
Sand and gravel
Screening, manufacturing, storage
Seed treatment, processing, and oil extraction
Septic tanks, contractors, storage, service and cleaning
Sewer service, equipment yard
Tanks, manufacturing, storage
Tile, manufacturing, storage
Tire recapping
Trailers, manufacturing, storage
Welding, equipment and supplies, storage
Welding shop
Wood products, manufacturing and bulk storage

(C) (1) *Conditional uses.*

Abrasives, manufacturing, storage
Animal boarding, breeding and hospitals
Asphalt and asphalt products, processing, storage
Brick, manufacturing
Breweries
Bulk fuel storage
Cement products, manufacturing (pipe, blocks, etc.)
Cement storage
Concrete (bulk), manufacturing, storage
Concrete products, manufacturing
Crop dusting equipment yards
Dead stock collectors
Distillers, distribution, warehouse
Fertilizers, natural, manufacturing, storage
Fertilizers, processed, manufacturing, storage
Foundries
Glue, manufacturing, storage
Hide and tallow, manufacturing, storage

Industrial truck body, manufacturing, storage
Insecticides, manufacturing, storage
Mineral resource extraction
Mortar, bulk preparation, sales, storage
Paint and varnish, manufacturing, storage
Paper products, manufacturing and storage
Petroleum products, packaging and storage
Pipe manufacturing
Plastic and plastic products, manufacturing, storage
Public stables
Recycling center
Rendering works
Rock crushing
Rock quarrying
Rubber products, manufacturing, storage, salvage
Salvage (junk) dealers, yards
Sand and gravel, extraction
Sand and gravel, processing and storage
Sawdust, manufacturing, storage
Sawmill
Soaps, detergent, bleach, manufacturing, storage

- (2) Manufacturing activities that involve the production, discharge, and/or creation of toxic substances. No outdoor operations or outdoor storage permitted.
- (3) Sexually oriented businesses, subject to the provisions of Section 15-1-68.

(D) *Property Development standards.*

- (1) Minimum lot area: Five thousand (5,000) square feet.
- (2) Minimum lot width: Fifty (50) feet.
- (3) Minimum front yard: Ten (10) feet. Where lots have a double frontage, the ten (10) foot yard shall be provided on both streets.
- (4) Minimum side yard: None, except where a side lot line adjoins a lot in a residential zone, there shall be a fifty (50) foot side yard setback for industrial buildings or uses, and where a side lot line abuts a street, there shall be a ten (10) foot side yard. Requirements for separation as outlined in the International Building Code shall be met.

- (5) Minimum rear yard: Ten (10) feet, except where a rear lot line adjoins a lot in a residential zone, there shall be a fifty (50) foot rear yard.
 - (6) Caretaker residence placement shall comply with the setback requirements of the MH (Manufactured Housing) zoning district.
 - (7) Maximum lot coverage: Sixty (60) percent.
 - (8) Maximum building height: Not to exceed forty-five (45) feet, unless otherwise permitted through a conditional use permit.
 - (9) Landscaping: An average of ten (10) feet of the lot measured from the front property line and the street side property line, extending the developed length of the property (except for driveways), and all open areas not designated and paved for parking shall be landscaped with trees, shrubs, ground cover, pedestrian walkways, and plazas in a manner acceptable to planning and zoning director. Established tree stand preservation is strongly encouraged.
 - (10) Screening: Where the lot adjoins a dissimilar zone, industrial and/or commercial uses shall be screened by a solid material fence six (6) feet in height as defined in section 15-1-44, or as otherwise allowed or required by the planning and zoning commission.
- (E) *General provisions.* The provisions of section 15-1-44 shall apply.
- (F) *Signs.* The provisions of section 15-1-45 shall apply.
- (G) *Parking and Loading.* The provisions of section 15-1-46 shall apply.
- (H) *Plan review.* The provisions of section 15-1-33 shall apply too all uses.

(Ord. No. 498, §1, 10-1-01; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 5, 4-19-05)

Editor's note—Sections 1 – 4 of Ord. No. 522, adopted Jan. 7, 2003, amended §§ 15-1-47, 15-1-50, 15-1-51.1, 15-1-52 – 15-1-54, and 15-1-56 – 15-1-62 in their entirety.