

ARTICLE 14.00

I-1 LIMITED INDUSTRIAL DISTRICT

Section 14.01 -- STATEMENT OF PURPOSE

The I-1 Limited Industrial Districts are designed so as to primarily accommodate wholesale activities, warehousing, and industrial operations whose external, physical effects are restricted to the area of the district 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 semi-finished products from previously prepared material. The processing of raw material for shipment in bulk form, to be used at another location, is not permitted in this District.

Section 14.02 -- PERMITTED PRINCIPAL USES

In the I-1 District, no uses shall be permitted except the following:

- (a) Any use charged with the principal function of basic research, design, and pilot or experimental project development when conducted within a completely enclosed building. The growing of any vegetation requisite to the conducting of basic research shall be excluded from the requirement of enclosure.
- (b) Any of the following uses:
 - 1. Wholesaling, warehousing, storage and distribution facilities.
 - 2. The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as, but not limited to: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, rubber, precious or semi-precious metals or stones, sheet metal (excluding large stampings such as automobile fenders and bodies), shell textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarns.
 - 3. Low-nuisance light manufacturing, fabricating, processing, cleaning, servicing, testing, repair, and assembly facilities not listed elsewhere as Permitted or Special Approval Uses, but excluding the following and similar type uses, which are prohibited in all districts in the City as Permitted or Special Approval Uses:
 - a. abatoirs or slaughterhouses
 - b. arsenals
 - c. batch asphaltic concrete, Portland Cement, or mortar mixing plants
 - d. distillation of tar
 - e. dumping or reduction of garbage, dead animals, offal, or refuse, including recycling centers
 - f. fat rendering
 - g. manufacture or treatment of:
 - 1) Acid

- 2) natural or synthetic rubber, caoutchouc, or gutta percha
- 3) creosote
- 4) fertilizer
- 5) sauerkraut
- 6) soap
- 7) synthetic
- 8) tallow, grease, or lard

- h. ore reduction
- i. processing or refining of petroleum or coal oil
- j. salt works
- k. smelters
- l. stock yards or slaughter of animals
- m. tanning, curing, or storage of rawhides or skins
- 4. The manufacturer of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
- 5. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.
- 6. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
- 7. Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
- 8. Storage and transfer, and electric and gas service buildings and yards; public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations; water supply and sewage disposal plants; water and propane tank holders; railroad transfer and storage tracks; Railroad rights-of-way; freight terminals.
- (c) Central dry cleaning plants or laundries, provided that such plants shall not deal directly with consumers at retail.
- (d) Major vehicular repair; vehicular body repair, steam cleaning, rustproofing, undercoating, painting, and upholstery; tire recapping; auto glass work; and similar uses.
- (e) Non-accessory signs.
- (f) Kennel, commercial.
- (g) Uses which are determined to be similar to the above uses by the Planning Commission.
- (h) Uses or structures accessory to the above, subject to the regulations in Section 21.11.

Section 14.03 -- PERMITTED USES AFTER SPECIAL APPROVAL (amended eff. Dec. 2002)

The following uses may be permitted by the Planning Commission subject to the conditions herein imposed for each use, including the review and approval of the site plan by the Planning Commission, and the imposition of special conditions which, in the opinion of the Commission, are necessary to insure that the land use activity authorized shall be compatible with adjacent uses of land, the natural environment and the capabilities of public services and facilities affected by the land use, and subject further to the provisions and public hearing requirements set forth in Section 21.29:

- (a) Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities (such as, but not limited to: lumber yards, building materials, outlets, upholsterer, cabinet maker, outdoor boat, or house trailer, automobile, or agricultural implement sales).
- (b) Lumber and planing mills when completely enclosed and when located in the interior of the district so that no property line shall form the exterior boundary of the "I-1" District.
- (c) Metal plating, buffering and polishing, subject to appropriate conditions to prevent nuisances.
- (d) Radio and television towers and their attendant facilities shall be permitted in I-1 District provided said use shall be located centrally on a parcel having a dimension of not less than one and one half (1 1/2) times the height of the tower measured from the base of said tower to all points on each property line.
- (e) Automobile Service Stations, quick oil change or lubrication centers, and similar uses.
- (f) Restaurants or other places serving food or beverages, except those having the character of a drive-in, and newsstand, tobacco shops and similar convenience goods stores which the Planning Commission determines are intended to serve the convenience needs of the person working in the I-1 District.
- (g) Storage facilities for building materials, sand, gravel, stone, lumber, open storage or construction contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall. In I-1 Districts, the extent and height of such wall shall be determined by the Planning Commission, provided that such wall shall not be less than six (6) feet in height.
- (h) Outside storage accessory to any use in the I-1 District provided that such shall be enclosed by an obscuring wall or other similar screening method, provided that such wall or screening shall not be less than six (6) feet in height.
- (i) Laboratories - experimental testing.
- (j) Indoor commercial recreation uses including indoor archery range, indoor tennis courts, indoor skating rink, indoor paintball arenas, or other similar uses. (See specific minimum requirements set forth in Section 21.29(I)(6).)
- (k) Uses which are determined to be similar to the above uses by the Planning Commission.
- (l) Uses or structures accessory to the above, subject to the regulations in Section 21.11.

Section 14.04 -- AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Article 17.00, Schedule of Regulations.

Section 14.05 -- SITE PLAN REVIEW

Site plan review requirements are as provided in Section 21.28.