

## SECTION 71

### I-1, LIGHT INDUSTRIAL DISTRICT

#### SECTION:

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**10-71-1: PURPOSE.** The purpose of the I-1, Light Industrial District is to provide for the establishment of warehousing and light industrial development. Industrial uses allowed in this district shall be limited to those which can compatibly exist adjacent to both lower intensity business uses and high intensity manufacturing uses and which have limited amounts of truck traffic in comparison to higher intensity industrial districts. It is further the intent of this district that industrial development occur in an orderly, well planned manner at locations identified in the Comprehensive Plan where urban services are provided.

**10-71-2: PERMITTED USES.** Subject to applicable provisions of this Ordinance, the following are permitted uses in the I-1 District:

- A. Automobile repair, minor.
- B. Automobile service station.
- C. Contractor operations.
- D. Garage, public.
- E. Garden supply store.
- F. Machine shops.
- G. Manufacturing or assembly of a wide variety of products that produces no exterior noise, glare, fumes, obnoxious products, by-products or wastes, or creates other objectionable impact on the environment, including the generation of large volumes of traffic. Examples of such uses are:
  - 1. Fabrication or assembly of small products such as optical, electronic, pharmaceutical, medical supplies and equipment.

- 2. Printing and publishing.
- H. Motor fuel station.
- I. Offices, business or professional.
- J. Parking ramp.
- K. Public uses or utilities.
- L. Research, experimental or testing laboratories.
- M. Service business, off-site.
- N. Temporary/seasonal outdoor sales as regulated by Section 10-17-13 of this Ordinance.
- O. Veterinary clinic.
- P. Warehousing of non-explosive material or equipment.
- Q. Brewery
- R. Distillery  
(Ord 206, SS 11/23/15)

**10-71-3: ACCESSORY USES.** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the I-1 District:

- A. Accessory and secondary use antennas as regulated by Chapter 18 of this Ordinance.
- B. Commercial buildings and structures for a use accessory to the principal use shall be allowed if it does not exceed fifty (50) percent of the gross floor space of the principal use and shall be designed with the same material as the principal building.
- C. Off-street parking and loading as regulated by Chapter 19 of this Ordinance.

**10-71-4: CONDITIONAL USES.** Subject to applicable provisions of this Ordinance, the following are conditional uses in an I-1 District and require a conditional use permit based upon procedures set forth in Chapter 6 of this Ordinance:

- A. Accessory, enclosed retail, rental, or service activity other than that allowed as a permitted use or conditional use within this Section, provided that:
  - 1. Such use is allowed as a permitted use in a business district.
  - 2. Such use does not constitute more than fifty (50) percent of the gross floor area of the principal building.
  - 3. Adequate off-street parking and off-street loading in compliance with the requirements of Chapter 19 of this Ordinance.
  - 4. All signage and informational or visual communication devices shall be in compliance with the provisions of Chapter 23 of this Ordinance.
- B. Automobile repair, major.
- C. Commercial, private, and public satellite dish transmitting or receiving antennas greater than two (2) meters in diameter as regulated by Chapter 22 of this Ordinance.
- D. Open or outdoor service, sale and rental as a principal or accessory use provided that:
  - 1. Outside service areas are fenced and screened from view of the public right-of-way, neighboring residential uses, or an abutting residential district in compliance with Chapter 20 of this Ordinance.
  - 2. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences and shall be in compliance with Section 10-16-8 of this Ordinance.
  - 3. The use does not take up parking space as required for conformity to this Ordinance.
  - 4. The sales area is hard surfaced to control dust.
- E. Open and outdoor storage as an accessory use provided that:
  - 1. The storage area is landscaped, fenced, and screened from view of neighboring uses and abutting residential districts.
  - 2. The storage is landscaped and screened from view from the public right-of-way.
  - 3. The storage area is surfaced with asphalt or concrete unless specifically approved by the City Council.

4. Lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences.
  5. The storage area does not take up parking space or loading space as required for conformity to this Ordinance.
  6. The storage area is not greater than 125% of the principal structures building footprint.
- F. Personal wireless service antennas not located upon a public structure or existing tower as regulated by Chapter 22 of this Ordinance.
- G. Satellite antennas greater than two (2) meters in diameter as regulated by Chapter 22 of this Ordinance.
- H. Truck stop.

**10-71-5: INTERIM USES.** Subject to applicable provisions of this Ordinance, the following are interim uses in the I-1 District and require an interim use permit based upon procedures set forth in and regulated by Chapter 7 of this Ordinance:

- A. Excavation, filling, or grading of more than one hundred (100) cubic yards not related to an approved subdivision or site plan, provided that:
1. The use will be in compliance with the provisions of Chapter 31 of this Ordinance and other provisions of the City Code.
  2. The interim use permit shall terminate at a date determined by the City Council to be adequate to allow for completion of the operation based upon:
    - a. The quantity of material to be removed and the plan of operation
    - b. Compatibility with present and future land uses in the area.
    - c. Compliance with the requirements of the Zoning Ordinance and conditions specific to the interim use permit approval.
- B. Farms, farmsteads and farming.

**10-71-6: LOT AREA AND SETBACK REQUIREMENTS.** The following minimum requirements shall be observed in an I-1 District, subject to additional requirements, exceptions and modifications set forth in this Ordinance:

- A. Lot Area: Twenty-five thousand (25,000) square feet.
- B. Lot Width: One hundred fifty (150) feet.
- C. Setbacks:
  - 1. From Streets:
    - a. Collector or Arterial Streets: Fifty (50) feet.
    - b. Local Streets: Thirty-five (35) feet.
  - 2. Side Yards:
    - a. Interior Lot: Twenty-five (25) feet.
    - b. Corner Lot: Thirty-five (35) feet.
  - 3. Rear Yard: Twenty-five (25) feet.

**10-71-7: BUILDING HEIGHT / LOT COVERAGE.**

- A. Structures shall not exceed thirty-five (35) feet in height.
- B. Impervious surfaces shall not exceed eighty (80) percent of the lot area.