

Sec. 94-136. - Industrial I-1 light district.

- (a) *Intent.* This district is intended to provide for a number of light manufacturing, light processing, warehousing and service uses. This district includes the supportive commercial uses for the industrial businesses.
- (b) *Scope of regulations.* The regulations set forth in this section or set forth elsewhere in this chapter, when referred to in this section, are the district regulations of the Industrial I-1 light district.
- (c) *Permitted uses.*
 - (1) Assembling and packaging.
 - (2) Freight handling.
 - (3) Manufacturing, light.
 - (4) Warehousing.
 - (5) Processing, light.
 - (6) Parking facility or lot.
 - (7) Office building.
 - (8) Truck stop.
 - (9) Automobile service station.
 - (10) Public utility facility.
 - (11) Reverse vending machine.
 - (12) Contractors shop and storage yard.
 - (13) Motor vehicle repair shop.
 - (14) Semi-trailer storage.
 - (15) Farm implement sales.
 - (16) Telecommunications tower.
 - (17) Emergency services.
 - (18) Wholesale trade.
 - (19) Public transportation facility.
- (d) *Permitted special uses.* A building or premises may be used for the following purposes in conformance with conditions prescribed herein:
 - (1) Day care facility.
 - a. A four-foot-high transparent fence shall be constructed between the play area and the street.
 - b. An off-street pick-up and drop-off area shall be provided.

- (2) Light processing facility for recyclables.
 - a. All storage and processing areas shall have perimeter fencing on all sides.
- (3) Buy back center for recyclables.
 - a. A list of the types of recyclable material to be collected shall be approved prior to the issuance of any permit.
- (4) Citizens drop-off facility for recyclables.
 - a. Containers or bins shall be provided for all waste material.
 - b. No container shall be located within 100 feet of a residential district.
- (5) Household hazardous waste site.
 - a. Such uses shall be within a completely enclosed building.
 - b. The applicant must comply with the provisions of all applicable laws and ordinances.
- (6) Transfer site for recyclables.
 - a. All storage areas shall have perimeter fencing on all sides.
 - b. A list of the types of recyclable material to be collected shall be approved prior to the issuance of any permit.
- (7) Automobile storage yard.
 - a. Impound area shall be surfaced with gravel, asphalt or concrete.
- (8) Microbrewery.
 - a. The production of malt beverages shall be limited to 15,000 barrels per year or less.
 - b. A malt beverage manufacturer's license must be obtained per State law.
 - c. A municipal off-sale license must be obtained per city ordinance prior to any sale of the manufacturer's malt beverages. All beverage containers shall be sealed. No on-sale shall be permitted.
- (9) Outdoor storage.
 - a. All storage areas must have perimeter fencing on all sides.
- (10) Animal research facility.
 - a. All processes and experimentation must be confined within an enclosed building.
 - b. Animal loading, unloading, and confinement areas must be completely within an enclosed building at all times.
 - c. No outside manure storage is permitted and a waste disposal plan must be approved.
 - d. All buildings used to house animals shall be insulated to reduce noise and designed to reduce or eliminate odors.
- (11) Indoor recreation facility.

- a. The use must be contained within a building.
- b. All equipment and materials shall be stored inside the building.

(e) *Conditional uses.*

- (1) Kennel.
- (2) Broadcast tower.
- (3) Outdoor sales.
- (4) Concrete plant.
- (5) SWECS.

(f) *Density, area, yard and height regulations.* The I-1 district regulations are as follows:

	Density Sq. Ft.	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height
All uses				20 feet	20 feet*	20 feet*	N/A*

*Refer to section 94-399.1 bufferyards.

- (g) *Accessory uses.* Accessory uses and building permitted in the I-1 district are buildings and uses customarily incidental to any of the permitted uses in the district.
- (h) *Parking regulations.* Parking, loading and stacking within the I-1 district shall be in conformance with the regulations set forth in division 4 of article VI of this chapter.
- (i) *Sign regulations.* Signs within the I-1 district shall be in conformance with the regulations set forth in division 5 of article VI of this chapter.
- (j) *Other regulations.* Development within the I-1 district shall be in conformance with the regulations set forth in article II of this chapter.

(Ord. No. 21-03, 8-26-2003; Ord. No. 11-04, 5-25-2004; Ord. No. 08-05, § I, 4-19-2005; Ord. No. 29-09, § 1, 11-17-2009; Ord. No. 38-10, § 1, 12-14-2010; Ord. No. 18-12, § 2, 7-10-2012; Ord. No. 15-003, § 2, 5-12-2015; Ord. No. 19-008, § 1, 6-11-2019; Ord. No. 20-014, § 3, 8-11-2020; Ord. No. 22-040, § I, 12-13-2022; Ord. No. 23-036, § 1, 11-14-2023)