

165.28 I-1 – LIGHT INDUSTRIAL. This district is intended to accommodate industrial activities that do not create major nuisances from noise or odor with surrounding land uses. Typical uses would include commercial uses that provide services for a regional or metro area and wholesale establishments, warehousing, and certain types of manufacturing. This district should be well served by adequate public utilities and services and abutting major collector street or highways and intersections.

1. Permitted Principal Uses and Structures
 - A. Animal pound or kennel.
 - B. Contractors, architect's and engineer's offices, shops and storage yards.
 - C. Bottling works.
 - D. Dairy processing facility.
 - E. Truck or bus garage and repair shop.
 - F. Farms implement sales, service, repair and assembly.
 - G. Grain elevator and feed mill.
 - H. Building material sales and storage.
 - I. Railroads.
 - J. Wholesaling and warehousing but not including the bulk storage of liquid fertilizers or flammable liquids.
 - K. Freight terminal.
 - L. Automobile body repair and paint shop.
 - M. Sheet metal products manufacture.
 - N. Frozen food lockers.
 - O. Welding and blacksmith shop.
 - P. Personnel storage lockers and warehouses.
 - Q. High technology wholesaling and manufacturing to include electronics, medical and biogenetics, computers and soft-ware research, and related activities.
 - R. Public utility and service uses.
 - S. Bedding manufacturing.
 - T. Light machinery production.
 - U. Wearing apparel manufacturing.
 - V. Carpet manufacturing.

- W. Cartage and express facilities.
 - X. Living quarters for watchmen and their families, located on the premises where they are employed in such capacity.
 - Y. Glass production and sales.
 - Z. Insulating materials manufacturing.
 - AA. Laboratories for research and testing.
 - BB. Orthopedic and medical appliance manufacturing.
 - CC. Pottery and ceramics manufacturing.
 - DD. Rope, cord and twine manufacturing.
 - EE. Sporting goods manufacturing.
 - FF. Temporary buildings for construction purposes, for a period not to exceed the duration of such construction.
 - GG. Bakeries (wholesale).
 - HH. Carpet and rug cleaning.
 - II. Laundries and dry cleaning.
 - JJ. Car/truck washes.
 - KK. Printing or publishing establishments.
 - LL. Other uses similar to the above, when approved by the Zoning Administrator.
2. Permitted Accessory Uses and Structures.
- A. Accessory uses and buildings incidental to and on the same lot as the principal use.
 - B. Agricultural, non-farm building.
3. Special Uses. The following special uses are permitted in the I-1 District, subject to provisions of Section 165.07 of this chapter:
- A. Radio or television broadcasting tower or station.
 - B. Stock yards and/or sales barns and yards.
 - C. Airports and heliports.
 - D. Chemical processing and production.
 - E. Food manufacturing, packaging and production.
 - F. Paper products manufacturing.
 - G. Recreation buildings and community centers.

- H. Sewage treatment plants, municipal.
 - I. Stadiums, auditoriums, and arenas (open or enclosed).
 - J. Woodworking or wood production.
 - K. Storage of industrial recycling containers.
 - L. Other manufacturing, processing, storage, or commercial uses determined by the Board of Adjustment to be of the same general character as the uses permitted in subsection 1 of this section, and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter or glare or heat.
4. Minimum Lot Areas and Width. There shall be not less than 10,000 square feet of lot area for each permitted use.
5. Minimum Yard Requirements.

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
All uses in I-1 District	40 feet	20 feet	25 feet	25 feet

6. Transitional Yard Requirements.
- A. Where a side or rear lot line coincides with a side or rear lot line in an adjacent Residence or Commercial District, a yard shall be provided along such side or rear lot line not less than 45 feet in depth and shall contain landscaping and planting.
 - B. Where a lot within the I-1 District fronts on a street which forms the boundary line between the I-1 District and a Residence or Commercial District, then such lot shall provide a front yard of not less than 60 feet in depth.
7. Maximum Height and Bulk Limitations. Maximum building height may exceed 45 feet by special use permit only. Floor area ratio shall not exceed 1.25. (Ordinance No. 0904, 10/5/09).
8. Minimum Off-Street Parking and Loading Space. Off-street parking and loading facilities shall be provided in accordance with Section 165.33 of this chapter.
9. Sign Regulations. All signage must meet the Sign Regulations described in Section 165.31 of this chapter. However, signs in excess of twenty (20) feet in height from curb level shall require a special use permit.
10. Fence, Wall and Hedge Regulations. Non-agricultural fences, wall and hedges shall meet the regulations specified in Section 165.32 of this chapter.

11. Outdoor Lighting Regulations. All outdoor lighting shall conform to the regulations specified in Chapter 152 of this Code of Ordinances.