

SECTION 12

I-1 GENERAL INDUSTRIAL DISTRICT

- 12.1 General Description: The Industrial District "I-1" is designed to accommodate those establishments which are engaged in manufacturing, wholesaling, distribution, or outdoor storage which can readily control any objectionable feature which may otherwise result from the process engaged in on the site by the installation of appropriate abatement devices.
- 12.2 Uses Permitted: The following uses are permitted in the "I-1" District subject to the various provision of this section:
- 12.2.1 Manufacturing the Processing: Except for those uses and processes described herein below and prohibited in this district of manufacturing, compounding, processing, packaging, and assembling of the following products:
- a) Apparel and finished fabric products manufacture
  - b) Beer, wine, or other beverage wholesale
  - c) Drugs, chemicals and allied products
  - d) Drygoods and apparel, wholesale
  - e) Electrical goods, wholesale
  - f) Food products, wholesale
  - g) Furniture manufacturing
  - h) Furniture, storage and wholesale
  - i) Hardware, heating and plumbing supplies, wholesale
  - j) Instrument and meter manufacturing
  - k) Laboratory and cleaning plants
  - l) Local trucking and storage
  - m) Lumber and construction material, wholesale and retail
  - n) Optical instruments and equipment manufacturing
  - o) Paper and paper products, wholesale
  - p) Refrigerated warehousing
  - q) Sporting goods manufacture
  - r) Grain elevators

12.2.2 Other Uses: Any other use which is determined by the Board of Adjustment to be of the same general character as the above permitted uses not including any use which is herein prohibited.

12.3 Uses Permitted Subject to Additional Requirements: The following uses shall be permitted only if specifically authorized by the Planning Commission after public hearing and notice.

- a) Automobile, truck, and trailer body repair
- b) Bakers and baked goods manufacturing
- c) Boat building and repair
- d) Confectionary and related products
- e) Dairy products manufacturing
- f) Drugs manufacturing
- g) Drying and finishing textiles
- h) Fabric mills
- i) Glass manufacturing
- j) Junk yards
- k) Machinery manufacturing
- l) Miscellaneous textile goods manufacturing
- m) Miscellaneous transportation equipment manufacturing
- n) Motor freight terminals and maintenance facilities
- o) Petroleum bulk storage and distribution facilities
- p) Plastic products manufacturing
- q) Quick freeze plant
- r) Railroad equipment manufacturing
- s) Tanks and tank components

12.4 Accessory Uses: Accessory uses and structures customarily incidental to any of the foregoing permitted "I-1" District uses, including essential services are considered permitted uses.

12.5 Required Conditions: All uses permitted in the "I-1" District shall not emit beyond the property lines of the site on which the use is located, any dust, smoke, cinders, gas, fumes, noise, vibrations,

refuse matters, or water carried waste.

- 12.6 Prohibited Uses: Dwellings and residences of any kind, mobile home parks, schools, hospitals, clinics, and other institutions for human care except where they are incidental to a permitted use; provided, however, that any of the aforesaid legally existing in the "I-1" District at the time of adoption of this Ordinance or any amendment thereto shall be classified as a non-conforming use.
- 12.7 Height Regulations: None, except as required by approach zone restrictions.
- 12.8 Lot Coverage and Yard Requirements: The following minimum requirements shall apply:
- a) No building or structure may occupy more than 40% of the lot area.
  - b) A front yard 50' shall be provided.
  - c) A side yard of 10' shall be provided except that when adjacent to an R-1, or R-2 District, a side yard of 100' shall be provided.
- 12.9 Off-Street Parking and Loading: One (1) off-street parking space shall be provided for each one thousand (1,000) square feet of gross floor area of structure is permitted in the "I-1" District. There must also be one (1) off-street loading space for each twenty-five thousand (25,000) square feet of gross floor area.