

CHAPTER 25 - I-1, GENERAL INDUSTRIAL DISTRICT

SECTION

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25.01: PURPOSE.

The purpose of the I-1 General Industrial District is to provide space for light and heavy manufacturing activities that involve a minimum degree of refuse byproducts and air or noise pollution and requiring a relatively low level of on premise processing. These activities may include secondary commercial functions which are conducted on site.

25.02: PERMITTED USES.

Subject to applicable provisions of this Ordinance, the following are permitted uses in an I-1 District:

- A. Assembly plants, bottling establishments, cabinet/woodworking establishments, call centers, contractor (electrical, plumbing, heating/ventilation, etc.) facilities, contractor's supply yard, storage yards for lumber, coal, brick and stone, provided such use is entirely enclosed within a substantial opaque fence not less than six feet in height, electric appliances assembly, industrial research laboratories, lumberyards, mail order facilities.
- B. Manufacturing, assembly, compounding, treatment, packaging or repackaging of: musical instruments, toys, novelties, rubber or metal stamps; small electrical parts, or signs; articles or merchandise from the following previously prepared materials: cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, paper, plastic, precious or semi-precious metals and stones, shell, textiles, tobacco, wood excluding planing mill, yarn, and paint not requiring a boiling process; food products such as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries. Uses contemplated under this section must have a low potential for noise, odor, waste or pollution problems and low transportation and other service requirements.
- C. Minor and major automotive repair.
- D. Offices/showroom/retail space as a portion of the principal industrial use provided they do not exceed a combined twenty-five (25) percent of the total square footage of the principal use.
- E. Printing/binding establishments.
- F. Storage facilities: wholesale and mini-storage.
- G. Utility structures.
- H. Warehousing and wholesale merchandising.
- I. Limited production and processing uses that include activities that are consistent and compatible with retail sales and services. These uses produce minimal off-site impacts due to their limited nature and scale. Limited production and processing includes the following uses:

1. Apparel and other finished products made from fabrics
2. Computers and accessories, including circuit boards and software
3. Electronic components and accessories
4. Film, video and audio recording
5. Food and beverage products, except no live slaughter or grain milling
6. Jewelry, ornamental ceramics and pottery
7. Precision medical and optical goods
8. Signs and advertising devices
9. Visual arts, not including performances
10. Watches and clocks
11. Wood crafting and carving
12. Wood furniture and upholstery.

25.03: CONDITIONAL USES.

Subject to applicable provisions of this Ordinance, the following are conditional uses in an I-1 District and regulated by Chapter 7 of this Ordinance:

- A. Freight truck terminals, provided access and circulation do not cause conflict with general traffic movement on the adjacent roadway(s).
- B. Grouped Retail/Wholesale Trade. A combination of two or more individual retail and/or wholesale trade establishments (i.e. a multiple tenant commercial/shopping center) of goods such as automobile parts/accessories, building materials, consumer electronics, furniture and flooring, paint/wallpaper, hardware, household appliance sales/service, clothing/apparel, garden supplies, new passenger automobiles, used passenger automobiles, farm equipment and marine, motor sport and boating equipment.
- C. Telecommunication Towers exceeding the maximum height requirement of this district.
- D. Meat Locker/Custom Processor involving on-site slaughter on animals, subject to the following performance standards:
 1. No live animals shall be on site for longer than 24 hours. All animal slaughter shall take place inside a closed building in a confined area.
 2. Exterior storage areas, including animal storage areas, and vehicle and trailer storage, shall be fenced and screened from adjacent property and public right of way. Fencing shall be sufficient to provide adequate screening and containment of animals securely on the owner's property at all times.
 3. There shall be a contract with a rendering service for animal byproducts. No byproducts are to be stored outside or in an open container and shall be removed from the property in a timely manner. All manure produced on site shall be hauled off site for disposal and there shall be no stockpiling of manure on site.
 4. The public works director shall approve of the sewer line connection design and any pre-treatment requirements, before connecting or using the city sewer main line.

5. The facility must have all necessary federal, state, and local licenses and approvals and comply with all state and federal health and safety regulations.
 6. Other conditions as required by the city per the conditional use process.
- E. Other industrial uses determined by the City Council to be of the same general character as the permitted and conditional uses above and found not to be detrimental to existing uses and the public health, safety, and welfare.

25.04: INTERIM USES.

The following uses require an Interim Use Permit within the C-3 District when occurring for more than seven consecutive days and/or when reoccurring more than five times per year and are further governed by Chapter 8, of this Ordinance.

- A. Temporary buildings for construction purposes, for a period not to exceed construction
- B. Outdoor storage

25.05: ACCESSORY USES.

Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the C-3 District:

- A. Accessory uses incidental and customary to uses allowed as permitted, conditional and interim uses within this Section.
- B. Signs as provided under Chapter 31, of this Ordinance.
- C. Parking as provided under Chapter 32, of this Ordinance.
- D. Fences as provided under Chapter 32, of this Ordinance.
- E. Telecommunication Towers not exceeding the maximum height requirement of this district and personal or accessory antenna as provided under Chapter 31 this Ordinance.

25.06: HEIGHT, SETBACK AND LOT COVERAGE REQUIREMENTS.

The following minimum requirements shall be observed in the I-1 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Minimum Lot Area. 32,670 (three fourths on an acre) square feet.
- B. Minimum Lot Width. 100 feet abutting a public right of way.
- C. Minimum Lot Depth. 150 feet.
- D. Minimum Front Setback. 30 feet.
- E. Minimum Side Setback. 30 feet, unless abutting a residential zoning district (not separated by a right-of-way), then a minimum side yard of fifty (50) feet shall be required. The required setback shall be landscaped as required by the Zoning Administrator so as to buffer the commercial use from the adjacent residential use.
- F. Minimum Rear Setback. Same as Side Setback.
- G. Maximum Impervious Surface Coverage: 80%

25.07: BUILDING REQUIREMENTS.

- A. Every applicant for a permit to develop or expand any industrial property in the City shall be required to submit a complete and accurate statement concerning the specific nature of the use to which the property is to be put. It shall be required by the Council that any use established in an industrial district shall be so operated that the entire community and surrounding communities shall be protected from an nuisance brought about by an excess of smoke, noise, odors, vibrations or any other activity that might be termed detrimental to the public health, safety or general welfare of surrounding inhabitants. In order to assure compliance with the performance standards set forth above, the Planning Commission may require the owner or operator of any permitted use or conditional use to make such investigations and tests as may be required to show adherence to the performance standards.
- B. The Council may require any additional information, corrections, or control, deemed necessary for the protection of the public. The council shall have the right to hire expert consultants, at the permittees expense, to assist in establishing and/or enforcing performance standards for any industrial use.
- C. Any lights used for exterior illuminations shall be directed away from adjacent properties
- D. Every operation shall be carried on in accordance with local fire and safety codes.
- E. All subsequent additions and outbuildings constructed after the erection of an original building or buildings shall be reviewed by the Zoning Administrator.