

**15.1600      CHAPTER 16**  
**I-1 INDUSTRIAL DISTRICT**

**15.1601      SECTION    16.01   STATEMENT OF PURPOSE**

This district is designed for manufacturing, assembling, and fabricating businesses and commercial activities which cause a minimum of adverse effect beyond the boundaries of the site upon which they are located. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water supply, and sanitary sewer.

**15.1602      SECTION    16.02   PERMITTED USES**

Except as provided in Section 16.03 below, in an I-1 District, no building or land shall be used and no building or structure shall be erected, except for the following uses:

1. Industrial manufacturing operations and operations for the servicing, compounding, assembling, or treatment of articles or merchandise.
  - A. Food and kindred products including meat, dairy, fruit, vegetable, seafood, bakery, confectionery, beverage, and similar products (but not including slaughtering of animals, or rendering or refining of fats or oils);
  - B. Electrical machinery, equipment and supplies, electronic components and accessories;
  - C. Engineering, measuring, optical, medical, scientific, photographic, and similar instruments and goods;
  - D. Textile mill products, including woven fabric, knit goods, dyeing and finishing, floor coverings, yarn and thread, and other similar products;
  - E. Apparel and other finished products including clothing, leather goods, and canvas products;
  - F. Lumber and wood products including mill work, prefabricated structural work products and containers;
  - G. Paper and paperboard containers and products;
  - H. Biological products, drugs, medicinal chemicals and pharmaceutical preparations;
  - I. Glass products;
  - J. Jewelry, silverware and plated ware, musical instruments and parts, toys, amusements, sporting and athletic goods, pens, pencils, and other office and artist supplies and materials, notions, signs and advertising displays;
  - K. Pottery and figurines and other ceramic products using only previously pulverized clay; and
  - L. Fabricated metal products, except the production of heavy machinery and transportation equipment.

2. Wholesale businesses, including but not limited to, automotive equipment, drugs, chemicals, dry goods, apparel, farm products, electrical goods, machinery, equipment, metals, and paper products.
3. Warehousing, including refrigerated and general storage.
4. Research and development facilities, including production activities which shall be limited to fifty (50) percent of the floor area of the building.
5. Trade or industrial schools.
6. Sign shops.
7. Any accessory offices, shipping, receiving, and warehousing with a permitted principal use.
8. Accessory buildings and uses customarily incidental to the foregoing uses when located on the same lot or parcel of land.
9. Small Tower-Mounted Wind Energy Turbines and Small **STRUCTURE**-Mounted Wind Energy Turbines. (ord. no. 467 eff. May 8, 2009)

**15.1603 SECTION 16.03 SPECIAL LAND USES**

The following uses are permitted in the I-1 District when approved as special land uses pursuant to the procedures provided in Chapter 19 (Special Land Uses):

1. Removal and processing of natural resources.
2. Motor vehicle repair garages.
3. Motor vehicle body and paint shops.
4. Vehicle sales establishments.
5. Billboard signs.
6. Storage yard for machinery, trucks, or equipment.
7. Motor freight, truck, and warehousing business.
8. Construction material storage, and contractor's operations.
9. Gasoline and petroleum storage.
10. Ready-mix concrete and asphalt plants.
11. Wireless telecommunication towers and antennas.
12. Lumber yards.
13. Junkyards.
14. Recycling stations.
15. Medium Wind Energy Turbines. (ord. no. 467 eff. May 8, 2009)

**15.1604 SECTION 16.04 DESIGN REQUIREMENTS**

1. Standards for height, bulk, density, and area.

Minimum lot area	1 acre
Minimum lot width	110 feet
Maximum height of structures	2½ stories, or 35 feet
Front yard setback	75 feet
Rear yard setback	25 feet
Side yard setback	Each side yard setback shall be at least twenty (20) feet (ord. no. 309 eff. 2/22/99; amend. by ord. no. 376 eff. 6/21/03)
See also footnotes 4; and 8 in Chapter 21 (Schedule of District Regulations).	

2. Site Plan Review is required in accordance with Chapter 23 (Site Plan Review).
3. Off-street Parking is permitted in accordance with the requirements in Chapter 24 (Parking, Loading Spaces, and Signs).
4. Signs are permitted in accordance with the requirements of Chapter 24 (Parking, Loading Spaces, and Signs).
5. Required conditions.
  - A. No use in the I-1 District shall emanate noise, smoke, odors, dust, dirt, noxious gases, glare, heat, vibration, or otherwise cause psychological ill effects which would be a nuisance or annoyance to owners or occupants of surrounding premises.
  - B. All uses shall be wholly contained within fully enclosed buildings except for the following permissible outdoor activities.
    - 1) Outdoor storage in the rear yard area. However, such storage shall not exceed twenty percent (20%) of the square foot area of the principal building upon the premises, and must be screened from adjoining premises of a higher use district classification. Such storage area must also be screened from public streets by a solid fence, wall, earth berm, or greenbelt adequate for the purpose of obstructing view into the storage area.
    - 2) Off-street parking and loading areas in the side or rear yard.

