

**15.16A0 CHAPTER 16A
I-1A INDUSTRIAL DISTRICT**

15.16A1 SECTION 16A.1 STATEMENT OF PURPOSE

Because of its highly visible location adjacent to the U.S. 31 corridor, this gateway district primarily accommodates employment uses, including manufacturing, assembling and fabricating businesses, which have limited adverse effects on surrounding lands. Other allowed uses include service commercial businesses, athletic facilities, such as indoor sports academies and training centers, and vehicle servicing. Limited retail activities that are directly related to and in support of a primary use are also allowed. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water supply, and sanitary sewer.

15.16A2 SECTION 16A.2 PERMITTED USES

In an I-1A District, except as provided in Sections 16A.3, no building or land shall be used and no building or structure shall be erected, except for the following uses:

1. Industrial manufacturing.
 - 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.
 - 5. Trade or industrial schools.
 - 6. Any accessory offices, shipping, receiving and warehousing with a permitted principal use.
 - 7. Accessory buildings and uses customarily incidental to the foregoing uses when located on the same lot or parcel of land and as regulated.
 - 8. Small Tower-Mounted Wind Energy Turbines and Small Structure Mounted Wind Energy Turbines.
 - 9. Ancillary sales. Ancillary retail sales shall only be allowed as an incidental, secondary use to any permitted or special land use as follows:
 - A. Conducted within the same building housing the principal use, with no outdoor sales allowed;
 - B. Hours of operation between 8 a.m. and 9 p.m., or the operating hours of the principal use, whichever is shorter;
 - C. Only items manufactured by the principal use or that are part of its warehouse stock or business line may be sold; and
 - D. Incidental retail sales are limited to twenty-five (25) percent of the gross floor area of the principal use up to a maximum of five thousand (5,000) square feet.

10. Service commercial uses. Contractor's operations and material storage of an office, showroom or workshop nature. Includes an electrician, plumber, heating and air-conditioning contractor, decorator, sign contractor, building contractor, painter, upholsterer or similar contractor, that may also require ancillary retail sales. Service commercial uses must also comply with the requirements in Section 19.07.9.
11. Tool and equipment rental.
 - A. Outdoor display of tools and equipment is not allowed.
 - B. All equipment and activities associated with the rental operation, including any incidental repairs to rental tools and equipment, shall be within an enclosed building, as regulated.

15.16A3 SECTION 16A.3 SPECIAL LAND USES

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

1. Child care or day care center.
2. Indoor recreation, exercise and athletic facilities. Indoor recreation uses such as tennis courts, ice-skating rinks, court sports facilities and dance or gymnastics academies. Accessory facilities that are clearly in support of the primary use, such as sporting goods shops, food service and party/banquet facilities serving patrons of the indoor recreation use, spectator accommodations, changing/locker rooms and shower areas and accessory offices may also be allowed.
3. Vehicle services and repair.
 - A. Motor vehicle repair garages;
 - B. Motor vehicle body and paint shops; and
 - C. Vehicle wash establishments.
4. Vehicle sales establishments.
5. Billboard signs.
6. Motor freight, truck, and warehousing business.
7. Wireless telecommunication towers and antennas.

8. Lumber yards.
9. Commercial kennels, veterinary hospitals and clinics.
10. Medium Wind Energy Turbines.

15.16A4 SECTION 16A.4 DESIGN REQUIREMENTS

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

Minimum lot area	1 acre
Minimum lot width	110 feet
Maximum height of structures	2 1/2 stories, or 35 feet
Front yard setback	75 feet
Rear yard setback	25 feet
Side yard setback	Each side shall have at least five (5) feet
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-1A 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 (20) percent 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.
(Amend. by Ord. No. 511 eff. June 10, 2012)