

## **CHAPTER 1127**

### **I-1 Light Industrial District**

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#### **1127.001 INTENT.**

The primary intent of the I-1 Light Industrial District is to designate certain land areas for light industrial development, wholesaling, warehousing uses, limited manufacturing, and incidental sales and offices. These areas are to be reserved primarily for light industrial and related development to provide suitable sites for such activity.

(Ord. A-2248. Passed 4-9-01.)

#### **1127.01 PRINCIPAL USES.**

No building, structure or land shall be erected, altered or used which is arranged or designed for other than one or more of the following uses, except as provided herein and in Chapter 1109:

- (a) Adult uses or sexually oriented businesses, provided that all such uses comply with Chapter 701;
- (b) Animal hospital or kennel;
- (c) Broadcasting studio for radio and/or television productions;
- (d) Clothing manufacturing;
- (e) Commercial laundry; commercial dry cleaning establishment;
- (f) Finishing, custom: furniture and fixtures;
- (g) Furniture manufacturing, assembly and repair;
- (h) Manufacturing of plastic and paper-based bags, boxes, and containers;
- (i) Manufacturing, assembling, or repairing of electrical and electronic products, components and equipment;
- (j) Medical, dental, optical, orthopedic and similar appliance manufacturing;
- (k) Motor vehicle body shop;
- (l) Motor vehicle repair garage;
- (m) Off-premises sign, subject to the provisions of Chapter 1149;
- (n) Parcel delivery terminal;
- (o) Pharmaceutical manufacturing and testing;
- (p) Precision instrument manufacturing and testing;
- (q) Printing and publishing;
- (r) Public utility building;

- (s) Religious institution;
  - (t) Research laboratories;
  - (u) Retail lumber yard, but not including mill work;
  - (v) Retail sales and offices that are incidental and subordinate to any of the above uses, subject to applicable off-street loading and parking requirements as provided for in Chapter 1141;
  - (w) Self service storage facility;
  - (x) Warehouse for the storage of merchandise and materials; trucking or motor freight terminal; carting, expressing or hauling establishment;
  - (y) Wholesale business; mail order house;
  - (z) Wireless telecommunications facility, subject to the provisions of Chapter 1150
  - (aa) Indoor commercial recreation facility.
- (Ord. A-2248. Passed 4-9-01; Ord. A-2515. Passed 5-29-07. Ord. A-2642. Passed 5-24-10.)

### **1127.02 CONDITIONAL USES.**

The following uses shall be permitted only if expressly authorized by the Board of Appeals and subject to the provisions of Chapter 1147:

- (a) Landscaping service and retail business, subject to the provisions of Section 1147.44;
  - (b) Motor vehicle full service station;
  - (c) Municipal or governmental building;
  - (d) Off-street parking accessory to any principal use, excluding a dwelling, not located on the same lot as the principal use;
  - (e) Other light processing and assembly type of uses not otherwise accommodated as principal uses, which, in the opinion of the Board, are similar to the other I-1 permitted principal uses;
  - (f) Outdoor storage, subject to the provisions of Section 1147.38;
  - (g) Radio, television or telephonic communication transmitting tower;
  - (h) Wireless telecommunications facility, subject to the provisions of Chapter 1150.
- (Ord. A-2248. Passed 4-9-01; Ord. A-2419. Passed 1-24-05. Ord. A-2642. Passed 5-24-10.)

### **1127.03 ACCESSORY USES.**

Accessory uses, buildings and structures customarily incidental to any use listed as a permitted principal or conditional use in this chapter shall be permitted in conjunction with such use, provided that such buildings comply with yard setbacks of this district and that the total ground floor area of such accessory uses, buildings and structures does not exceed ten percent of the lot area nor fifty percent of the ground floor area of the principal building, including:

- (a) Architectural canopy sign, subject to the provisions of Chapter 1149;
- (b) Directional sign, subject to the provisions of Chapter 1149;
- (c) Interstate sign, subject to the provisions of Chapter 1149;
- (d) Off-street parking facility;
- (e) On-premises sign, subject to the provisions of Chapter 1149;
- (f) Outdoor displays;
- (g) Political sign;
- (h) Portable or temporary sign, subject to the provisions of Chapter 1149;
- (i) Private garage; private parking area;
- (j) Projecting sign, subject to the provisions of Chapter 1149;

- (k) Real estate sign, nameplate and institutional bulletin board, subject to the provisions of Chapter 1149;
  - (l) Temporary building for uses incident to construction;
  - (m) Temporary structures for uses related to labor disputes.
- (Ord. A-2248. Passed 4-9-01.)

**1127.04 PROHIBITED USES.**

- (a) Dwellings and residences of any kind; schools, hospitals, clinics, nursing homes and other institutions for human care are prohibited. Any use legally existing at the time of the adoption of this Zoning Code shall be classified as a legal nonconforming use.
  - (b) No use shall be permitted or authorized to be established or maintained which is or may become hazardous, noxious or objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste.
- (Ord. A-2248. Passed 4-9-01.)

**1127.05 REQUIRED CONDITIONS.**

All businesses, services or processing, shall be conducted wholly within a completely enclosed building, except for off-street parking, the dispensing of fuels to motor vehicles, conditionally approved outdoor storage, and the display of motor vehicles, farm implements or mobile homes in operative condition.

(Ord. A-2248. Passed 4-9-01.)

**1127.06 HEIGHT REGULATIONS.**

No building or structure shall exceed the following height, except as provided in Chapter 1107:  
 All uses (except as provided in Chapter 1147)....35 feet

(Ord. A-2248. Passed 4-9-01.)

**1127.07 LOT AREA, FRONTAGE AND YARD REQUIREMENTS.**

The following minimum requirements shall apply, except as provided in Chapter 1107:

	Front Yard Depth (ft.)	Side Yard Width Each (ft.)	Rear Yard Depth (ft.)
All uses (except as provided in Chapter 1147)	20	25	20

(Ord. A-2248. Passed 4-9-01.)

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