

**ARTICLE XV**  
**I-1 -- LIGHT INDUSTRIAL DISTRICT**

**Preamble:**

The I-1 Light Industrial District is designed so as to primarily accommodate wholesale activities, warehouses, major repair operations, manufacturing and other industrial activities whose external, physical effects are such that it should be restricted to the area of the district and in no manner affects in a detrimental way any of the surrounding districts.

**Sec. 1500. Principal Uses Permitted:**

- A. Research and office uses related to industrial operations.
- B. Any of the following uses when conducted wholly within a completely enclosed building, or within a designated area shall be enclosed on all sides with a six (6) foot fence. Said fence shall be obscuring on those sides which abut districts zoned for residential use:
  - 1. Warehousing and wholesale establishments.
  - 2. Automobile, tractor and trucking facilities, including storage and repair.
  - 3. The manufacture, compounding, processing, packaging or treatment of such products as, but not limited to: bakery goods, candy, food products; cosmetics, pharmaceuticals, toiletries; hardware and cutlery, tool, die, gauge and machine shops; and dimension and pattern shops.
  - 4. The manufacture and compounding, assembling or treatment of merchandise from the following previously prepared materials such as, but not limited to wood, leather, paper, plastics, cork, felt, fiber, fur, hair, yarns, feathers, textiles, tobacco; glass, bone, horn, shell, precious or semi-precious metals or stones; and sheet metal or wire.
  - 5. The manufacture assembly or repair of: pottery and figurines, or other similar ceramic products, using only previously pulverized clay, and kiln fired only by electricity, fuel oil or gas, musical instruments, toys, novelties, and metal or rubber stamps or other small molded rubber products; electrical appliance, electronic instruments and devices, radios and phonographs, electric or neon signs; and light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
  - 6. Experimental laboratories for research and testing excluding explosive or radioactive materials.
  - 7. Warehouse, storage and transfer and electric gas service buildings and yards, excluding gas treatment and gas pumping stations. Water supply and sewage disposal plants. Water and gas tanks and holders.
  - 8. Building contractor's storage yards for equipment and building materials.
  - 9. Heating and electric power generating plants.
  - 10. Public utility exchanges and transformer stations, other utility uses, public services and storage yards.
  - 11. Building materials storage and sales.
- C. Ore processing facilities including ore research and beneficiation plants with

- attendant waste disposal and tailings areas.
- D. Accessory buildings and uses customarily incident to any of the above permitted uses, subject to Article XVIII Section 1803.
- E. Uses similar in character to the above listed uses.
- F. All principal uses and special approval uses permitted in the B-2 General Business District.

**Sec. 1501. Uses Permitted on Special Approval:**

Under such conditions as the Planning and Zoning Commission finds the use as not being injurious to the I-1 District and environs and not contrary to the spirit and purpose of this Ordinance, and subject further to the conditions herein imposed, and the conditions in Section 1807, the following uses may be permitted:

- A. Junk yards and places for the dismantling, wrecking and disposing of junk and for refuse material or industrial, agricultural and automotive vehicles may be granted permits or licenses for one year periods upon authorized inspections and approval of the Building inspector, whose approval shall be based upon his findings that the use is operating in a responsible manner and all harmful effects of open storage, smoke, dust, glare, noise, fire and explosive hazards are confined to the premises. There shall be provided a completely obscuring wall not to be less than eight (8) feet in height as measured from the grade at the property line. Junk yards shall not be located closer than two hundred (200) feet from the border of any Industrial District.
- B. Sawmills and planing mills provided such activity is properly controlled to prevent nuisance or detrimental effects to abutting properties.
- C. Metal plating, buffing and polishing subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.
- D. Painting, varnishing and undercoating shops when set back at least seventy-five (75) feet from any adjacent residential district and when conducted within a completely enclosed building.
- E. Petroleum storage tanks or storage tanks for any flammable liquid and production or refining plants for petroleum products when not closer than three hundred (300) feet from any residential district and one hundred (100) feet from any other district.
- F. Accessory buildings and uses customarily incident to any of the above uses subject to Article XVIII Section 1803.

**Sec. 1502. Area and Bulk Requirements:**

See "SCHEDULE OF REGULATIONS" - Article XVII, limiting the height and bulk of buildings and the maximum density permitted.