

## **Article XVI**

### **I-1 LIMITED INDUSTRIAL DISTRICT**

#### **Section 16.01 INTENT**

This district is composed of those areas of the City whose intended principal use is light manufacturing and other limited industrial uses. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter. This district has been located within the City to permit the development of these industrial uses, to protect adjacent residential and commercial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of this district, have been excluded.

#### **Section 16.02 PERMITTED PRINCIPAL USES**

- A. Research oriented and light industrial park uses.
- B. Manufacturing compounding, process, or treatment of such products as bakery goods, candy, cosmetics, dairy products, food products, drugs, perfumes, pharmaceutical toiletries, and frozen food lockers.
- C. Assembly of merchandise such as electrical appliances, electronic or precision instruments and articles of similar nature.
- D. Packaging of previously prepared materials, but not including the bailing of discards, old iron or other metal, wood, lumber, glass, paper, rags, cloth, or other similar materials.
- E. Printing, lithographic, blueprinting, commercial laundries, dry cleaning establishments, wholesale business, ice and cold storage plants, lumber, fuel and feed supply yards, and other similar uses.
- F. Light manufacturing industrial uses which by the nature of the materials, equipment, and processes utilized are to a considerable extent clean, quiet and free from any objectionable or dangerous nuisance or hazard including any of the following goods or materials: drugs; jewelry; musical instruments; sporting goods; glass products; small household appliances; electronic products; printed matter; baked and dairy products; advertising display; tents and awnings; brushes and brooms; cameras and photographic equipment and supplies; wearing apparel; leather products and

luggage but not including tanning; products from such finished materials as plastic, bone, cork, feathers, felt, fiber, paper, glass, hair, horn, rubber, shell, or yarn.

- G. Research and testing facilities.
- H. Automobile repair garages such as body shops, and paint shops for autos and other vehicles, construction and farm equipment sales.
- I. Signs, only in accordance with the regulations specified in ARTICLE VII.
- J. Accessory uses, buildings or structures.
- K. Essential service structures, except telephone, electric, and television lines and poles, transformer stations, substations, gas regulator stations and buildings, may be permitted when operating requirements necessitate the location of said structures within the district in order to serve the immediate vicinity.
- L. Off-street parking in accordance with regulations in ARTICLE V.

### **Section 16.03 SPECIAL USES**

The following uses may be permitted upon review and approval by the City Council in accordance with the general standards for all Special Land Uses listed in Section 8.03, and the standards for the specific use listed in Section 8.11.

- A. Restaurants and cafeteria facilities and child care facilities for employees when in a separate building. This provision does not apply to such facilities when provided as an incidental use within a principal building.
- B. Bus, truck, taxi and rail terminals.
- C. Open air display for the sale of manufactured products, such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, such as household equipment, small tools, pneumatic-tired two and four wheeled utility trailers, pneumatic-tired cement mixers, wheelbarrows, rollers and similar products or equipment.
- D. Warehousing and material distribution centers and contractors' establishments provided all products, material, and equipment are stored within an enclosed building.
- E. Light-metal cutting.
- F. Essential service buildings (without storage yards) when operating requirements necessitate the locating of said buildings within the district in order to serve the immediate vicinity.

- G. Radio, television, microwave, and cellular phone towers.
- H. Any wholesale business including warehouse and storage buildings, lumber yards, building material yards dealing in unused material, but not including junkyards or used auto wrecking establishments or business handling wastes, coal yards, junk; the incubation, raising or storing of poultry; the slaughtering of animals or, poultry; and those businesses which are offensive by reason of odor, dust smoke or vibration to the surrounding neighborhood.