

Chapter 24

I-1 INDUSTRIAL PARK DISTRICT

10-24-1: PURPOSE AND INTENT:

The purpose of the I-1 industrial park district is to provide for the establishment of warehousing and light industrial development and large volume truck oriented uses. (Ord. 1132, 8-19-2008)

10-24-2: PERMITTED USES:

Within any I-1 industrial park district, no structure or land shall be used except for one or more of the following uses:

Art studio, interior decorating studio, photographic studio, music studio with limited accessory retail sales provided the provisions in section [10-23-2](#) of this title are met.

Automobile upholstery, tire recapping and major repair when conducted entirely within an enclosed building.

Bottling works.

Bus benches, shelters, and transit facilities, provided they comply with [title 8](#) of this code.

Commercial zero lot line development, pursuant to section [10-7-41](#) of this title.

Conducting a process, fabricating, wholesale operation, assembly, packaging, warehouse, distribution, manufacturing, treatment or providing a service including, but not limited to, any of the following uses completely contained within a building, unless otherwise noted, and meeting the performance standards applicable to the I-1 district:

Batteries (wet cell).

Brick, ceramic, and glass operations.

Commercial equipment.

Computers and accessories including circuit boards and software.

Electronic components and accessories.

Glass cutting and sales.

Measuring, analyzing, and controlling instruments.

Medical technologies/manufacturing.

Metalworking such as stamping, welding, machining, extruding, plating, grinding, polishing and cleaning.

Millworking.

Paper products from previously processed paper.

Pharmaceuticals, health and beauty products.

Plastic injection molding.

Secondary value added meat processing (excludes slaughterhouses and rendering plants).

Secondary value added operations for paint, plastic, or rubber (excludes manufacturing of raw materials).

Stonecutting.

Textiles and fabric.

Contractors' yards when contained entirely within a building.

Data or call center.

Electrical service, heating, plumbing, mechanical, appliances, upholstery or air conditioning service shop.

Laundries.

Machine shops.

Ministorage.

Office.

Radio and television studios.

Research laboratories.

Trade or business school.

Warehousing and wholesaling subject to the requirements of section [10-7-44](#) of this title. (Ord. 1322, 6-3-2014)

10-24-3: PERMITTED ACCESSORY USES:

Within the I-1 industrial park district, the following uses shall be permitted accessory uses:

Accessory solar energy systems pursuant to section [10-7-29](#) of this title.

Antennas mounted on an existing structure, as regulated by chapter 29 of this title.

Daycare nursery licensed by the state accessory to a permitted or conditional use and intended to serve only employees of the facility.

Incidental accessory uses as permitted by section [10-7-42](#) of this title.

Off street parking and loading as regulated by this title.

Public trash and recycling containers pursuant to subsection [10-7-18](#)(G) of this title.

Residential structures and related residential uses necessary for security and safety reasons in relation to a principal use.

Restaurant or cafeteria accessory to a permitted or conditional use intended to serve only employees of the facility.

Retail up to one thousand (1,000) square feet as an accessory use subject to the provisions of section [10-23-2](#) of this title.

Signs as regulated by chapter 30 of this title.

Single satellite earth station antenna two meters (2 m) or less in diameter and single antenna designed to receive direct broadcast services or multichannel multipoint distribution services one meter (1 m) or less in diameter and antennas designed to receive television broadcast signals, as regulated in chapter 29 of this title.

Temporary/seasonal outdoor sales uses, subject to the provisions of section [10-7-48](#) of this title. (Ord. 1322, 6-3-2014; amd. Ord. 1379, 3-8-2016)

10-24-4: CONDITIONAL USES:

Within the I-1 industrial park district, no structure or land shall be used for the following uses except by conditional use permit:

Accessory car wash subject to section [10-7-43](#) of this title.

Accessory structures or uses other than those listed as permitted.

Antennas mounted on an existing structure, exceeding fifteen feet (15') above the highest point of the structure, as regulated by chapter 29 of this title.

Contractors' yards with outdoor storage within a completely fenced area subject to section [10-7-45](#) of this title.

Essential service structures.

Firearm range.

Heliports.

Industrial food production provided that all operations are fully contained within the building, all processing or cleaning of products may occur on site provided waste disposal is in enclosed containers so as not to create nuisance odors, and that the operator of the facility provide evidence that the facility is in compliance with all applicable county, state and federal regulations.

Kennel, commercial, including related ancillary services including training and grooming subject to the provisions in section [6-2-18](#) of this code and section [10-23-2](#) of this title.

"Medical waste transfer facility", as defined in section [10-4-2](#) of this title, provided that the containerization and decontamination of the waste shall be conducted entirely within a building, that the facility shall be the sole occupant of the building, that the building shall not be located adjacent to or across the street from any residential or commercial districts, and that the operator of the facility provide evidence that the facility is in compliance with all applicable county, state and federal regulations.

Motor vehicle terminal and maintenance garage.

Municipal buildings and structures, including the storage of firefighting apparatus; provided, that no buildings shall be located within fifty feet (50') of any lot line of an abutting lot in an R use district. Storage of maintenance equipment and trucks over one and one-half ($1\frac{1}{2}$) tons, stockpiling of aggregate and open storage of material shall not be allowed.

Nursery.

Open sales/rental lot subject to the requirements of section [10-7-46](#) of this title.

Open storage lot subject to the requirements of section [10-7-45](#) of this title.

Outdoor accessory merchandise display, subject to the provisions of section [10-23-3](#) of this title.

Recycling center, nonhazardous resource recovery facility, when conducted entirely within a building.

Restaurant (freestanding), subject to subsection [10-19-3\(B\)](#) of this title.

Retail sales in excess of one thousand (1,000) square feet as an accessory use subject to the provisions in section [10-23-2](#) of this title.

Single satellite earth station antenna in excess of two meters (2 m) in diameter and single antenna designed to receive direct broadcast services or multichannel multipoint distribution services in excess of one meter (1 m) in diameter, as regulated in chapter 29 of this title.

Sports performance training center, provided that the requirements of section [10-23-7](#) of this title are met.

Towers as regulated in chapter 29 of this title.

Transient merchants subject to [title 3](#) of this code, unless exempt under section [3-20-13](#) of this code.

Veterinary clinic/hospital, with or without outdoor runs.

Wholesale showroom subject to section [10-7-44](#) of this title and limited to twenty percent (20%) of the

floor area of the space occupied by a particular business, not to exceed eight hundred fifty (850) square feet. (Ord. 1322, 6-3-2014)

10-24-5: INTERIM USES:

Within any I-1 industrial park district, no structure or land shall be used for the following uses except by interim use permit:

Interim uses permitted in the B-1 district, not including target, trap, and skeet shooting ranges.

Land reclamation, mining and soil processing subject to chapters 8, 9 and 10 of this title.

Miniature golf courses.

Required structures need not be accessory structures and need not comply with the special minimum requirements of subsection [10-23-1\(A\)2](#) of this title. The landscaping requirements of subsection [10-30A-10\(A\)](#) of this title may be waived where appropriate. (Ord. 1196, 4-6-2010)

10-24-6: LOT AREA, LOT WIDTH AND YARD REQUIREMENTS:

(A) Not more than fifty percent (50%) of the lot area shall be occupied by buildings.

(B) The following minimum requirements shall be observed subject to the additional requirements, exceptions and modifications as set forth in this section and chapter 23 of this title:

Lot area		40,000	square feet
Lot width		150	feet
Setback - principal structure:			
	Front yard	40 ¹ (60)	feet
	Side yard	20 (40)	feet
	Side yard (street)	40 (40)	feet
	Rear yard	20 (60)	feet

Setback - accessory structure:			
	Front yard	40 (60)	feet
	Side yard	10 (20)	feet
	Side yard (street)	40 (40)	feet
	Rear yard	20 (20)	feet
Setback - parking:			
	Front yard	20 (20)	feet
	Side yard	5 (20)	feet
	Side yard (street)	15 (20)	feet
	Rear yard	5 (20)	feet

Setbacks in parentheses apply adjacent to R-1, R-1A and R-2 districts. A 20 foot setback is required for any structure or parking adjacent to any other residential district.

Note:

1. Plus 1 foot for every 1 foot of building height over 30 feet (maximum setback of 80 feet).

(Ord. 1196, 4-6-2010)