

Chapter 425. LAND USE

Article XV. Zoning

§ 425-288. I-1 Industrial Zone standards.

A. Purpose. It is the purpose of this zone to encourage light industrial and corporate office development in a campus-like environment. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment of properties, as this would negatively impact upon the character of these industrial areas. Strict adherence to design standards is deemed very important because of the proposed mix of uses.

B. Permitted uses. Permitted uses in the I-1 Industrial Zone shall be as follows:

- (1) Research and testing laboratory.
- (2) Truck terminal.
- (3) Corporate office.
- (4) Contractor's yard.
- (5) Food processing.
- (6) Printing and publishing.
- (7) Industrial photofinishing.
- (8) Warehousing, if all operations are conducted indoors.
- (9) Fabrication of paper or wood products.
- (10) Fabrication of electronic products.
- (11) Fabrication of metal products.
- (12) Fabrication of plastic products.
- (13) Fabrication of clothing.
- (14) Fabrication of leather products.
- (15) Manufacture of light machinery.
- (16) Manufacture of glass or glass products.
- (17) Manufacture of pharmaceutical products.
- (18) Fabrication or light manufacture free from objectionable odors, fumes, dirt, vibration or noise.
- (19) Public purpose uses:
 - (a) Child-care center.
 - (b) Governmental or public utility facility.
 - (c) Governmental or public utility office.
 - (d) Governmental or public utility yard.

C. Accessory uses. Accessory uses in the I-1 Industrial Zone shall be as follows:

- (1) Administrative office for business on site.
- (2) Motor vehicle and equipment storage/repair garage for business on site.
- (3) Recreational facility for business on site.
- (4) Restaurant, cafeteria, coffee shop for business on site.
- (5) Outdoor storage, provided that it is screened on four sides, for business on site.
- (6) Retail outlet, clearly incidental to the fabrication or manufacture conducted on site.
- (7) Storage of recycled materials for utilization in the fabrication or manufacture conducted on site.
- (8) Incineration or reduction of waste products generated on site.
- (9) Sewage industrial pretreatment system for business on site.
- (10) Environmental equipment, as may be required by the Environmental Protection Agency or by the Department of Environmental Protection.
- (11) Child-care center for business on site.
- (12) Parking.
- (13) Public bus shelter.
- (14) Trash enclosure.
- (15) Fencing.

(16) Signage.

D. Conditional uses. Conditional uses in the I-1 Industrial Zone shall be as follows:

(1) Heliport, helistop, helipad.

E. Prohibited uses. Prohibited uses in the I-1 Industrial Zone shall be as follows:

(1) Manufacture of acids, corrosives, ammonia or caustics.

(2) Manufacture of cellulose products, resins, dyes or glues.

(3) Manufacture of explosives, combustible gases or fireworks.

(4) Manufacture of soaps, detergents or fertilizers derived from animal sources.

(5) Manufacture or smelting of metal or alloy ingots.

(6) Manufacture of carbon.

(7) Manufacture of disinfectants, insecticides or poisons.

(8) Manufacture or rendering of vegetable or animal fats, lard or tallow.

(9) Manufacture of feeds from refuse, mash or brewers' grain.

(10) Manufacture of lime, gypsum or plaster products.

(11) Manufacture of perfumes or extracts.

(12) Manufacture of plastics.

(13) Manufacture of rubber or rubber treatments.

(14) Manufacture of starches, glucose or dextrans.

(15) Manufacture of brick, tile, terra cotta or charcoal.

(16) Manufacture of linoleum or oil cloth.

(17) Manufacture of sandpaper or emery.

(18) Refining of petroleum or petroleum products.

(19) Extracting of radioactive materials.

(20) Curing or tanning of hides.

(21) Animal or poultry processing (slaughtering).

(22) Stone-crushing operation.

(23) Distillation of tar, roofing or waterproofing materials.

(24) All uses or operations which are offensive because of emissions, vibration, noise, glare or fire or explosive hazard.

(25) Commercial incineration or reduction of waste products.

(26) On-site waste disposal (solid or hazardous waste facility).

(27) Sewerage treatment plant.

(28) Resource extraction.

(29) Professional building.

(30) Any residential use.

(31) Production of bitumen products.

[Added 9-8-2009 by Ord. No. 2009-62]

F. Special zone standards. In addition to any other standards contained within this chapter, the following special zone standards shall be applicable to any use within the I-1 Industrial Zone:

(1) Service areas, loading docks or similar appurtenances shall be located within side yards or rear yards.

(2) All fabrication and manufacture operations shall be in a closed building.

(3) Outdoor storage shall be screened from public view (from any public street, road or sidewalk, from any adjoining property or from any portion of the site accessible to the public) by fencing and/or landscaping.

(4) A minimum of 20% of each site shall be maintained as natural woodland or be seeded and landscaped. All existing trees are to be retained wherever possible.