

EXHIBIT 3E - I-1 LIGHT INDUSTRIAL ZONING REG

DIVISION 2. - I-1 LIGHT INDUSTRY DISTRICTS

Sec. 106-816. - Generally.

The I-1 districts are composed of land and structures used for light manufacturing or wholesaling, or suitable for such uses, where the use and its operation do not directly adversely affect nearby residential and business uses. These districts are usually separated from residential areas by business areas or by natural barriers. The district regulations are designed to allow a wide range of industrial activities subject to limitations designed to protect nearby residential and business districts.

(Ord. No. 184, 1957, § IID.2., 1-14-58)

Sec. 106-817. - Permitted uses—Generally.

In the I-1 districts only, the uses listed in this division are permitted.

(Ord. No. 184, 1957, § IID.2.a., 1-14-58)

Sec. 106-818. - Same—Uses by right.

The uses listed below are permitted subject to the conditions specified:

Accessory use.

Air conditioning sales and service.

Airport, including allied business and industrial uses involved in the maintenance, manufacture, repair, rental, sale, servicing, storage or testing of aircraft, aircraft parts and accessories or in the sale or provision of other goods and services incidental to a public airport; need not be enclosed within structure.

Animal hospital or veterinary clinic with outside kennels.

Armory.

Art, sculpture, fountains, monuments, statues and/or other similar landscape features; need not be enclosed within a structure, must be in compliance with requirements of section 106-1181.

- Auto parts and accessories, including installation, service and the retail sale of gasoline.
- Automobile and truck body repair.
- Automobile and truck laundry, including steam cleaning.
- Automobile and truck maintenance shops and garages.
- Automobile and truck sales and/or repair but not including commercial wrecking, dismantling, or auto salvage yard; need not be enclosed provided the unenclosed part shall comply with the requirements for maintenance of offstreet parking facilities.
- Automobile filling station and/or service and repair, but not including commercial wrecking, dismantling, or auto salvage yard; need not be enclosed within structure, provided the unenclosed part shall comply with the requirements for maintenance of off-street parking facilities; pump islands shall be located at least 15 feet from the property line; canopies anchored or supported in pump island may extend to within five feet of the property line; canopies shall have a minimum height of ten feet above driveway.
- Automotive vehicle storage; inoperative vehicles must be enclosed within structure; operative vehicles need not be enclosed within structure.
- Aviary; need not be enclosed within structure.
- Bakery, wholesale.
- Bank.
- Barber and beauty supplies and equipment sales.
- Battery manufacture.
- Beverage manufacture (not including alcoholic).
- Brooms and brushes manufacture.
- Canvas products manufacture.
- Carting, express, crating, hauling and storage.

Clothing manufacture.

Coffee roasting.

Cold storage plant.

Contractors storage yard for vehicles, equipment, materials and/or supplies; need not be enclosed within structure.

Cosmetics (compounding only).

Creamery.

Dairy equipment sales.

Dog pound; need not be enclosed within structure.

Drug manufacture.

Dry cleaning.

Dry goods, wholesale.

Electric repair shop.

Electric substation; need not be enclosed within structure.

Electroplating.

Elevator maintenance and service.

Farm equipment and supplies sales; need not be enclosed within structure.

Farming and truck gardening; need not be enclosed within structure.

Feed store.

Fire station.

Fixture sales.

Food locker plant: renting only individual lockers for home customer storage of food; cutting and packaging of meats and game permitted, but not including any slaughtering or eviscerating thereof.

Food products manufacture.

Food products, wholesale storage and sales.

Foundry.

Freight depot, railway and/or truck.

Frozen food plant.

Fruit and produce, wholesale.

Furniture manufacturing.

Glass products manufacture (from glass stock).

Hardware manufacture.

Hardware, wholesale storage and sales.

Hatchery.

Health studio, athletic club, martial arts school or commercial gymnasium (public or private, with all components contained within an enclosed structure).

Heliport.

Hosiery mill.

Ice cream manufacture.

Indoor commercial amusements (excluding pool or billiard tables) as an accessory use only. No more than three non-gaming machines or amusement devices shall be permitted on the premises.

Kennels, boarding.

Laboratory.

Laundry, linen supply, or diaper service.

Lumberyard and building materials; need not be enclosed within structure.

Machine shop.

Machinery, tools, and construction equipment, sales and service; need not be enclosed within structure.

Mail order house.

Manufacture of electronic and communication equipment.

Mattress manufacture and rebuilding.

Metal products fabrication.

Metal sharpening.

Millinery manufacture.

Millwork and similar wood products manufacture.

Ministorage, retail storage.

Mobile homes, trailers and other portable buildings display, sales and service; need not be enclosed within structure.

Mobile recycling unit/collection center.

Novelty and souvenir manufacture.

Office.

Office equipment and supplies manufacture.

Oil well supplies and machinery; need not be enclosed within structure.

Optical goods, wholesale.

Outdoor general advertising structure; need not be enclosed within structure.

Packing and gasket manufacture.

Painting and decorating contractor.

Paper or corrugated packaging products, warehousing, distribution and fabrication from containerboard rolls or corrugated sheet material.

Paper supplies, wholesale.

Passenger depot, railway or bus.

Pipe storage; need not be enclosed within structure.

Pipeline or electric transmission line; need not be enclosed within structure.

Plumbing shop.

Printing, publishing, and allied industries.

Radio and television broadcasting; transmitter and studio.

Railroad facilities, except shops; need not be enclosed within structure.

Recycling collection center.

Recycling service center.

Restaurant, including indoor and outdoor dining areas, drive-in, drive-thru, pick-up window, delivery service operations or other exterior service facilities.

Restaurant supplies sales.

Roofing and sheet metal shop.

Rug cleaning.

Sand and gravel storage yard; need not be enclosed within structure.

Seed store.

Shoe manufacture.

Shoe store, wholesale.

Sign shop.

Sporting goods store, wholesale.

Taxidermist.

Telephone exchange, but not including shops or garages.

Temporary uses, including commercial, cultural, entertainment, industrial, recreational, religious, seasonal or community service events for a period not exceeding 15 days duration and no more frequent than two such periods during a calendar year for the same building site (municipal address), requires written notice to the zoning administrator; need not be enclosed within structure.

Tool and equipment rental (with outside display).

Toy manufacture.

Trailer sales; need not be enclosed within structure.

Transfer and storage.

Trade school.

Transit vehicle storage and servicing; need not be enclosed within structure.

Tree service, surgery, maintenance, excluding retail nursery, greenhouse sales operation; need not be enclosed within structure.

Truck stop, provided that the building site shall include a minimum area of five acres (217,800 square feet) and have at least 300 feet of frontage on a thoroughfare classified as an arterial street with a paved width and lane configuration that provides ease of ingress/egress for large trucks, buses and similar commercial vehicles, including tandem trailer rigs; a site development plan, including written comments from the traffic engineer shall be submitted for planning commission review and approval; need not be enclosed within structure.

Venetian blind and metal awning fabricating and cleaning.

Water distillation.

Water or sewage pumping station.

Water storage; need not be enclosed within structure.

Welding shop.

Well drilling company.

Wholesale and warehousing.

(Ord. No. 184, 1957, § IID.2.a.(1), 1-14-58; Ord. No. 69, 1963, § 1, 4-23-63; Ord. No. 35, 1965, § I, 4-13-65; Ord. No. 8, 1977, § II, 1-26-77; Ord. No. 27, 1978, § I, 2-28-78; Ord. No. 191, 1978, § II, 7-25-78; Ord. No. 211, 1979, § I, 8-14-79; Ord. No. 221, 1979, § I, 9-11-79; Ord. No. 237, 1979, § I, 9-25-79; Ord. No. 73, 1982, § I, 3-23-82; Ord. No. 35, 1983, § I, 2-23-83; Ord. No. 200, 1984, §§ I, II, 7-24-84; Ord. No. 28, 1985, § III, 3-4-85; Ord. No. 47, 1985, § I, 3-20-85; Ord. No. 161, 1988, § IV, 8-9-88; Ord. No. 157, 1989, §§ I, II, 10-24-89; Ord. No. 13, 1992, 2-11-92; Ord. No. 162, 1993, 9-28-93; Ord. No. 165, 1993, 9-28-93; Ord. No. 178, 1994, 9-13-94; Ord. No. 156, 1995, 9-12-95; Ord. No. 123, 1998, 7-14-98; Ord. No. 123, 2006, 9-12-06; Ord. No. 69, 2007, 5-8-07)

Sec. 106-819. - Same—Uses requiring planning commission approval.

The uses listed below are permitted upon approval of the location subject to site plan approval by the executive director in accordance with section 106-52:

Borrow pit; shall meet criteria established in section 106-1128. (Public hearing optional; however, all property owners within 300 feet of the property containing a borrow pit site shall be notified following procedures used for public hearing notification.)

Correctional, detention or penal facilities (public hearing required before the metropolitan planning commission and city council approval is also required when the proposed use is in the city.

Dwelling, one-family or mobile home.

Open air market; need not be enclosed within a structure.

Plastic manufacturing.

Processing facility.

Temporary uses, including commercial, cultural, industrial, recreational, religious, seasonal or community service events of a duration or frequency of occurrence in excess of that permitted by right; upon showing of reasonable justification, the planning commission may waive or modify such district and/or supplemental regulations and/or specify additional requirements or restrictions as deemed appropriate. The planning commission may hold a public hearing and notify surrounding property owners.

Theater, outdoor, need not be enclosed within structure.

(Ord. No. 184, 1957, § IID.2.a.(2), 1-14-58; Ord. No. 58, 1974, § I, 4-26-74; Ord. No. 161, 1988, § V, 8-9-88; Ord. No. 37, 1989, § I, 3-28-89; Ord. No. 214, 1989, 1-9-90; Ord. No. 72, 1990, § II, 4-10-90; Ord. No. 217, 1990, 10-23-90; Ord. No. 37, 1991, 5-14-91; Ord. No. 61, 1991, 6-11-91; Ord. No. 58, 1993, 5-11-93; Ord. No. 121, 1993, 7-27-93; Ord. No. 165, 1993, 9-28-93; Ord. No. 123, 2006, 9-12-06; Ord. No. 69, 2007, 5-8-07; Ord. No. 51, 2016, 5-24-16)

Sec. 106-820. - Same—Special exception uses.

The uses listed below are declared to possess such characteristics of unique or special form that it shall be considered an individual case and shall be subject to approval of the board of appeals in accordance with the provisions of section 106-46 governing special exceptions:

Automotive vehicle storage; inoperative vehicles need not be enclosed within structure but must be enclosed within a fence not less than seven feet nor more than ten feet high and adequate to screen the area from public view; a chainlink or similar substantial fence will be permitted if screen planting adequate to obstruct view is provided.

Butane, and other liquefied petroleum gas products storage and sales.

Concrete and concrete products manufacture; need not be enclosed within a structure.

Gambling or gaming establishment when operated as part of a truck stop that is in compliance with the Zoning Ordinance and other applicable codes.

Indoor commercial amusements (including pool or billiard tables and arcades) as a primary use; or as an accessory use with four or more non-gaming machines or amusement devices on the premises.

Outdoor amusement parks, water parks or similar facilities (may include batting cages, rental go-cart tracks, driving ranges, miniature golf courses, etc. and indoor arcade components).

Paintball center, firearms or archery training and practice range (including indoor facilities, outdoor facilities or facilities containing both indoor and outdoor components).

Racetracks, motocross, ATV courses and rodeos.

Tire recycling; need not be enclosed within a structure, must be in compliance with all applicable state and local codes and ordinances, screening requirements to be stipulated by the zoning board of appeals.

(Ord. No. 184, 1957, § IID.2.a.(3), 1-14-58; Ord. No. 64, 1980, § I, 3-25-80; Ord. No. 40, 1981, § I, 2-24-81; Ord. No. 35, 1983, § II, 2-23-83; Ord. No. 212, 1983, § I, 8-23-83; Ord. No. 47, 1985, § I, 3-20-85; Ord. No. 52, 1990, § V, 3-13-90; Ord. No. 66, 1993, 4-27-93; Ord. No. 87, 1993, 5-25-93; Ord. No. 247, 1995, 1-9-96; Ord. No. 164, 1997, 12-9-97; Ord. No. 123, 2006, 9-12-06; Ord. No. 69, 2007, 5-8-07)

Sec. 106-820.1. - Same—Uses requiring planning director approval.

The uses listed below are permitted subject to planning director approval in accordance with the provisions of section 106-45:

Church, including parish house, community house and educational buildings.

Nursery, day care or kindergarten

Security trailer; must be in compliance with guidelines.

All uses listed as "uses by right" in the B-3, Community Business Districts and not otherwise listed as a use by right in Section 106-818, as a use requiring planning commission approval in section 106-819 or as a special exception use in section 106-820.

(Ord. No. 58, 1993, 5-11-93; Ord. No. 179, 1994, 9-13-94; Ord. No. 153, 2000, 10-10-00; Ord. No. 69, 2007, 5-8-07)

Editor's note— Ord. No. 58, 1993, adopted May 11, 1993, amended the zoning ordinance, Ord. No. 184, 1957, by adding provisions as § IID.2.a.(4); such provisions have been included herein as § 106-820.1 at the discretion of the editor.

Sec. 106-821. - Building site area.

Unless a greater area is required for a specific permitted use, the minimum building site area shall be 10,000 square feet. Building coverage shall not exceed 50 percent of the building site area.

(Ord. No. 184, 1957, § IID.2.b., 1-14-58; Ord. No. 156, 1995, 9-12-95)

Sec. 106-822. - Building height limit.

Except as provided in article IX of this chapter, no structure shall be erected or altered to exceed 45 feet.

(Ord. No. 184, 1957, § IID.2.c., 1-14-58)

Sec. 106-823. - Required yards.

Except as provided in article IX of this chapter, the minimum dimensions of yards shall be:

Front yard: 15 feet.

(Ord. No. 184, 1957, § IID.2.d., 1-14-58)

Secs. 106-824—106-835. - Reserved.