

## **1268.01 PURPOSE.**

The I-1 Light Industrial District is intended to provide for industrial uses having a minimum impact upon the surrounding environments in areas that are suitable for industrial development by reason of location and the availability of adequate utility and transportation systems. Uses that can be operated in a clean and quiet manner, subject only to those regulations and performance standards necessary to prohibit congestion and for the protection of adjacent residential and business activities, are permitted.

(Ord. 6773. Passed 4-2-19.)

## **1268.02 PERMITTED AND PROHIBITED USES.**

(a) The following uses are generally permitted in the I-1 District:

- (1) All generally permitted and special uses in the RO-1 District.
- (2) Printing, publishing, lithography, and binding establishments.
- (3) Warehouses and distribution facilities.
- (4) Wholesale sales facilities.

(5) The manufacture, compounding, processing, packaging or treatment of such products as, but not limited to, bakery goods, boxes and paperboard containers, business machinery, candy, clocks, toys, cosmetics, electrical and electronic products, components and equipment, food products, hardware, cutlery, tools, die gauges, machine shop products and pharmaceuticals.

(6) The manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials, such as, but not limited to, bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large stampings such as automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills and other similar establishments) and yarns.

(7) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.

- (8) The manufacture and repair of electronic and neon signs.
- (9) Light sheet metal products, including heating and ventilating equipment, cornices or eaves.
- (10) Contractor's shops.
- (11) Sexually oriented businesses as further regulated in Chapter 1299.
- (12) Accessory building incidental to the principal use.

(b) The following special uses are subject to review in accordance with Chapters 1294 and 1296:

- (1) Electroplating.
- (2) Graphics product manufacturing.
- (3) Laundries and dry-cleaning plants (non-retail).
- (4) Radio, television or other transmission towers and related station facilities.
- (5) Truck and motor freight terminals and hauling services.
- (6) Self and mini-storage facilities.

(7) Other manufacturing, processing or storage uses determined by the Planning Commission to be of the same general character as the permitted uses previously listed and found not to be obnoxious, unhealthful or offensive by reason of the potential emission, or transmission of noise, vibration, smoke, dust, glare or heat. In this regard, the Planning Commission may seek expert advice on what conditions should be imposed on a particular operation to carry out the purpose of this district. The cost of such expert assistance shall be borne by the applicant.

(c) The following uses are prohibited in the I-1 (Light Industrial) District:

- (1) Outdoor storage as a principal or major accessory use.
- (2) Outdoor production or fabrication of any kind.

(Ord. 6773. Passed 4-2-19.)