

§ 11-210 I DISTRICT; LIGHT INDUSTRIAL DISTRICT.

(A) This district is composed of certain lands and structures used primarily for wholesaling and light industrial purposes. The regulations of this district are intended to provide intensity standards and standards of external effect compatible with the surrounding or abutting district. To these ends, development is limited to wholesaling and light industries which can be operated in a clean and reasonable quiet manner, plus certain public facilities which are needed to serve the occupants of the district.

(B) (1) *General.* The following uses and their accessory uses are permitted outright in all I Districts; provided that:

(a) The storage above ground or below ground of the liquid petroleum products or chemicals of a flammable or noxious nature shall not exceed 150,000 gallons when stored on one lot of less than one acre in area nor shall storage exceed more than 25,000 gallons in one tank. Storage of liquid petroleum products or chemicals of a flammable or noxious nature in excess of 25,000 gallons, shall not be located closer than 50 feet from any structure intended for human habitation or closer than 200 feet from any residential district;

(b) All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris; and

(c) All permitted and conditionally permitted uses are in conformance with industrial standards delineated in this section.

(2) *Uses permitted outright.* The following uses and their accessory uses are permitted outright in an I-1 District:

(a) Assembly, manufacture or preparation of articles and merchandise from the following types of previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fibre, fur, glass, hair, honey, lacquer, leather, paper, plastics, precious or semiprecious metals or stones, shell, textiles, tobacco, wax, wire, wood (excluding sawmills, lumber mills, planing mills and molding plants, but not cabinet shops or woodworking shops), yarn or paint not employing a boiling process;

(b) Assembly of electrical appliances or equipment, electronic instruments and devices, radios, phonographs, televisions, including the manufacture of small parts such as coils, condensers, transformers and crystal holders;

(c) Assembly of metal products;

(d) Manufacture of figurines, pottery or similar ceramic products using only previously pulverized clay;

(e) Manufacture of musical instruments, novelties, rubber or metal stamps, toys;

(f) Manufacture of optical goods, scientific or precision instruments or equipment;

(g) Manufacture of artificial limbs, dentures, hearing aids, surgical instruments or dressings or other devices employed by the medical and dental professions;

(h) Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products or meat, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries; except that, the rendering of fat or oil; fish or meat slaughtering; and processing of fermented food such as sauerkraut, vinegar or yeast shall be excluded;

(i) Manufacture or maintenance of signs, billboards, commercial advertising structures, or name plates;

(j) Manufacture of medicines;

(k) Automobile painting or upholstering;

(l) Building of marine pleasure craft;

(m) Bottling plant;

(n) Cabinet or carpenter's shop;

(o) Coin machine manufacture or repair;

(p) Contractor's equipment storage;

(q) Cold storage plant;

(r) Dairy products processing;

(s) Dwelling for caretaker or watchman working on the property;

(t) Electroplating shop;

(u) Fuel supply outlet or distributor; providing, no dust is produced;

(v) Laundry, dry cleaning, dyeing or rug cleaning plant;

- (w) Railroad tracks and facilities such as switching yards, spur or holding tracks, freight depot;
- (x) Sheet metal shop or other metal working shop, machine shop not using drop hammer or punch press;
- (y) Plumbing contractor;
- (z) Warehousing;
- (aa) Welding shop;
- (bb) Wholesale distributor or outlet; and
- (cc) Other similar uses in conformance with industrial performance standards herein.

(3) *Conditional use permitted.* The following uses are permitted in an I-i District when authorized in accordance with the requirements of this section governing conditional uses:

- (a) All uses that are not listed in permitted uses that are also in conformance with all stipulations of this section, including the industrial performance standards detailed in this section;
- (b) Auto, truck, trailer or boat storage or sales;
- (c) Building materials storage or sale yard;
- (d) Drive-in theater;
- (e) Equipment sales, rental storage or repair;
- (f) Farm machinery sales or service;
- (g) Governmental structure or use; and
- (h) State licensed day care facility with the following requirements:
 1. Outside play area to be fenced with a fence six feet in height;
 2. Door locks on all doors not essential to the day care facility;
 3. Carbon monoxide detectors to be installed in every room; and
 4. Lighted exit signs above all exterior exit doors.

(4) *Signs.* All signs shall be in conformance with the regulations provided herein and with the provisions of § 11-514.

(5) *Lot size.* **The** lot size in an I-1 District shall be as follows:

- (a) The minimum lot area shall be 5,000 square feet;
- (b) The minimum lot width at the front building line shall be 50 feet; and
- (c) The minimum lot depth shall be 100 feet.

(6) *Setback requirements.*

- (a) In an I-1 District, all sides of the lot abutting a street shall have a 25-foot setback.
- (b) There shall be a minimum side yard of not less than ten feet.
- (c) There shall be a minimum rear yard of not less than 25 feet.

(7) *Height of building.* In an I-1 District, no structure shall exceed a height of 60 feet except that within 100 feet of a residential district no structure shall exceed 40 feet in height.

(8) *Lot coverage.* In an I-1 District, buildings shall not occupy more than 70% of the lot area except that not more than 50% of the area of that part of the lot which is within 100 feet of a residential district shall be covered by buildings.

(9) *Limitations on use.* In an I-1 District, the following conditions and limitations shall apply.

(a) All business, service, repair, processing, storage or merchandise display on property abutting or facing a lot in a residential district shall be conducted wholly within an enclosed building unless screened from the residential zone by a sight-obscuring fence permanently maintained at least six feet in height.

(b) Openings to structures on sides adjacent to or across a street from a residential district shall be prohibited if such access or openings will cause glare, excessive noise or other adverse effects on residential properties.

(c) Motor vehicle, boat or trailer rental, sales or storage lots shall be drained and surfaced with crushed rock or pavement except in those portions of the lot maintained as landscape area.

(d) Yards abutting or across a street from a residential district shall be continuously maintained in lawn or other landscaping unless screened from the residential district as provided in § 11-208(B)(9)(a) .

(e) Access points from a public road to properties in an I-1 District shall be so located as to minimize traffic congestion and to avoid directing traffic onto local access streets of a primarily residential character.

(f) All materials including wastes shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects and rodents or create a health hazard.

(g) The emission of odorous gases or matter in such quantities as to be readily detectable at any point beyond the property line of the use creating the odors is prohibited.

(10) *Industrial performance standards.* The performance standards listed below are minimum standards for industrial land use that shall be met in conjunction with this district and conformed to federal and state laws.

(a) *Fire hazard.* No operation shall involve the use of highly flammable gases, acids, liquids, grinding processors or other inherent fire hazards. This provision shall not be construed to prohibit the use of normal heating fuels, motor fuels and welding gases when handled in accordance with other ordinances of the city.

(b) *Noise.* All noise and noise causing activities shall be muffled so that they will not create a disturbance greater than normal peak hour traffic noise on a major street when observed from any area zoned residential. Major street noise for comparison purposes shall be measured on the primary state highway nearest the industry.

(c) *Sewage and liquefied wastes.* No operation shall be carried on which involves the discharge into the sewer, watercourse or liquid wastes of chemical nature which are detrimental to normal sewage plant operations or corrosive and damaging to sewer pipes and installations.

(d) *Air contaminates or pollutants.*

1. Air contaminates and smoke shall be less dark than designated Number One on the Ringelmann Chart as published by the United States Bureau of Mines, except that smoke of a density designated as Number One shall be permitted for one four-minute period in each one-half hour. Light colored contaminates of such an opacity as to obscure an observer's view to a degree equal to or greater than the aforesaid shall not be permitted.

2. Particulate matter or dust as measured at the point of emission by any generally accepted method shall not be emitted in excess of two-tenths grains per cubic foot as corrected to a temperature of 500°F, except for a period of four minutes in any one-half hour, at which time it may equal but not exceed six-tenths grains per cubic foot as corrected to a temperature of 500°F.

3. Due to the fact that the possibilities of air contamination cannot reasonably be comprehensively covered in this section there shall be applied the general rule that there shall not be discharged from any sources whatsoever such quantities of air contaminates as constitute a detriment,

nuisance or annoyance to any considerable number of persons or to the public in general or endanger the comfort, repose, health or safety of any such considerable number of persons or have a natural tendency to cause injury or damage to business, vegetation or property.

(e) *Odor.* The emission of odors that are generally agreed to be obnoxious to any considerable number of persons, shall be prohibited. Observations of odor shall be made at the property line of the establishment causing the odor. As a guide to classification of odor, it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious and that such odors as associated with baking or the roasting of nuts and coffee shall not normally be considered obnoxious within the meaning of this ordinance.

(f) *Gases.* The gases Sulphur dioxide and hydrogen Sulphide shall not exceed five parts per million, carbon monoxide shall not exceed 25 parts per million and nitrous fumes shall not exceed five parts per million. All measurements shall be taken at the property line.

(g) *Vibration.* All machines including punch presses and stamping machines shall be so mounted as to minimize vibration and in no case shall such vibration exceed a displacement of three-thousands of a inch measured at the property line. The use of steam or broad hammers shall not be permitted.

(h) *Glare and heat.* All glare, such as welding arcs and open furnaces shall be shielded so that they shall not be visible from the property line. No heat from the furnaces or processing equipment shall be sensed at the tot line to the extent of raising the temperature of air or materials more than 5°F.

(11) *Fence regulations.* All fences, walls and hedges shall be in conformance with the regulations provided herein and with the provisions of § 11-515.
(2005 Code, § 11-210) (Ord. 2359, passed - -; Ord. 2413, passed 3-6-2018)