

176.25 I-1 RESTRICTED INDUSTRIAL. The I-1 Restricted Industrial District is intended to provide areas for industrial and related uses of such a nature that they do not create appreciable nuisances, hazards, or serious problems of compatibility with other kinds of land uses. This district also provides for certain kinds of commercial uses which are most appropriately located in proximity to industrial areas or which are necessary to serve the immediate needs of these areas. The district is designed to serve as a buffer between general industrial areas and commercial/residential areas.

1. Principal Permitted Uses. The following principal uses are permitted in the I-1 District:

A. Industrial-type uses:

(1) Industrial-type uses which comply with the performance standards set forth in this section. However, those uses designated as conditional uses in the I-2 District are not permitted in the I-1 District.

(2) Bakeries

(3) Dairy products processing.

(4) Industrial laundries and dry cleaning establishments.

(5) Laboratory and research firms involved in the research, experimentation, or testing of materials, goods, or products.

B. Wholesale and warehouse uses:

(1) Warehousing, storage, and distribution facilities, including wholesaling activities.

(2) Truck terminals.

(3) Packing and crating establishments.

(4) Cartage, express, and parcel delivery service.

(5) Direct selling establishments where products are stored and distributed.

C. Commercial uses:

(1) Retail businesses, personal services, and business services permitted in the C-4 District.

(2) Restaurants including drive-in and drive-through service, but not including the serving of beer and alcoholic beverages.

- (3) Office buildings and meeting halls.
 - (4) Nurseries.
 - (5) Hotels and motels.
 - D. Public, quasi-public, and governmental buildings:
 - (1) Public service garages and maintenance facilities.
 - (2) Ambulance service.
 - (3) Police and fire stations.
 - (4) Public and private parks and playgrounds.
 - (5) Governmental office buildings.
 - (6) Public utility establishments.
 - (7) Essential services such as gas regulator stations, pipeline pumping stations, electrical distribution substations, water storage facilities and similar uses.
2. Conditional Uses. The following conditional uses are permitted in the I-1 District only when authorized by the Zoning Board of Adjustment as provided in Section 176.36.
- A. Kennels, provided that all animals shall be kept at least 100 feet from any residence or residential district.
 - B. Living quarters for watchmen and their families located on the premises where they are employed.
 - C. Similar and compatible uses to those allowed as principal permitted uses in this district.
3. Site and Structure Requirements.
- A. Minimum lot area - none.
 - B. Minimum lot width - none.
 - C. Front yard setback - 12 feet.
 - D. Side yard setback - none; corner side yard setback - 12 feet.
 - E. Rear yard setback - none
 - F. Maximum height - 3 stories or 45 feet.
4. Other Provisions.
- A. Accessory Uses. Uses and structures accessory to a principal permitted use or a conditional use are permitted subject to the provisions of Section 176.32.

B. Temporary Uses. Temporary uses are permitted subject to the provisions of Section 176.35(13).

C. Signs. Signs are permitted subject to the provisions of Section 176.31.

D. Off-street Parking and Loading. Off-street parking and loading facilities shall be provided according to the provisions of Section 176.29.

E. Open Storage. All operations, including the storage of anything except merchandise displayed for sale or lease, raw materials, equipment, or vehicles, shall be conducted in a fully enclosed building or entirely behind solid walls or fences which conceal them from visibility from off the lot.

F. Performance Standards.

(1) No flammable, reactive, explosive, toxic, or radioactive materials may be manufactured, stored, processed, handled, or utilized unless the Building Official and the Fire Chief determine that such use does not constitute a hazard to adjacent properties, based upon standards and criteria set forth in local, State, and/or Federal codes, rules and regulations.

(2) No use shall create odors, noise, dust, smoke, or vibrations discernible beyond the boundaries of the lot to the point of becoming a public nuisance.