

## **ARTICLE A. I-1 LIGHT INDUSTRIAL ZONE**

### **10-8A-1: OBJECTIVES AND CHARACTERISTICS OF ZONE:**

The I-1 light industrial zone has been established for the primary purpose of providing a location where manufacturing, processing, warehousing, and fabrication of goods and materials can be conducted most appropriately and with minimum conflict or deleterious effects upon surrounding properties. The objective of this zone is to provide a buffer zone between medium or heavy industry and other zones. This zone is characterized by a mixture of light industrial, manufacturing and processing establishments that are quiet, nonmalodorous, light in traffic, and with minimum airborne contaminants. In order to accomplish the objectives and purposes of this title, and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the I-1 light industrial zone. (Ord. 2005-02, 4-12-2005)

### **10-8A-2: PERMITTED AND CONDITIONAL USES:**

The following buildings, structures and uses of land shall be permitted in the I-1 light industrial zone upon compliance with requirements as set forth in this title:

Agriculture.

Concrete mixing plants.

Contractor's equipment storage.

Grazing of livestock and barns, corrals, pens, coops, machinery sheds and other buildings and structures related to agriculture and the grazing of livestock.

Incidental retailing of products in association with permitted industrial uses.

Public buildings and public utility facilities and buildings.

Repair and craft shops.

Trucking dispatch, loading and docking depots.

Warehouse and storage facilities.

Other light industry subject to approval of the city council after receiving recommendations from the planning commission.

Other uses ruled by the planning commission to be similar to uses specifically permitted in

the zone, and which will harmonize with the objectives and characteristics of the I-1 light industrial zone.

Such other uses not permitted herein; provided that a conditional use permit has been granted pursuant to chapter 13 of this title. Such conditional use permits are not transferable from one site to another. (Ord. 2005-02, 4-12-2005)

### **10-8A-3: AREA REQUIREMENTS:**

There shall be no area requirements except that an area sufficient to accommodate setbacks, off street parking, loading and unloading, and vehicular access shall be provided and maintained. (Ord. 2005-02, 4-12-2005)

### **10-8A-4: WIDTH REQUIREMENTS:**

No requirements. (Ord. 2005-02, 4-12-2005)

### **10-8A-5: LOCATION REQUIREMENTS:**

All buildings shall be set back at least sixty five feet (65') from the center of any public road or thirty feet (30') from the easement line, whichever is the greater distance, except that all buildings situated adjacent to a state or federally designated highway (except nonaccess highways) shall be set back at least fifty feet (50') from the right of way line. All buildings shall be set back a minimum of thirty feet (30') from all property lines. (Ord. 2005-02, 4-12-2005)

### **10-8A-6: HEIGHT AND SIZE REQUIREMENTS:**

No requirements. (Ord. 2005-02, 4-12-2005)

### **10-8A-7: SPECIAL PROVISIONS:**

A. All buildings made of combustible material shall be located at least twenty feet (20') apart.

B. Facilities fronting on public usage roads shall be landscaped. Use of hills, berms, trees and shrubs to hide a facility may also be required. (Ord. 2005-02, 4-12-2005)

### **10-8A-8: SUPPLEMENTARY REGULATIONS:**

See supplementary requirements and procedures applicable within zones, chapter 12 of this title. (Ord. 2005-02, 4-12-2005)