

CHAPTER 1163  
I-1 Light Industrial District

1163.1	PURPOSE.	1163.4	DEVELOPMENT STANDARDS.
1163.2	PRINCIPAL PERMITTED USES.	1163.5	ACCESSORY PERMITTED USES.
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1163.1 PURPOSE.

It is the purpose of the I-1 District to create industrial areas that will be acceptable within the City and will not adversely affect adjacent business or residential neighborhoods by permitting industrial establishments which are either:

- A) Relatively free from objectionable influences; or
- B) Ones whose objectionable features will be obviated by design and/or appropriate devices.

In the interest of general health and welfare, residential and certain institutional uses are not permitted within this district.

1163.2 PRINCIPAL PERMITTED USES.

No building, structure or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses:

- A) Manufacturing. Light industrial use which ordinarily uses only light machinery and is conducted entirely within an enclosed, substantially constructed building, and is not noxious or offensive by reasons of the emission of smoke, dust, gas fumes, odors, noises or vibrations beyond the confines of the building.
- B) **Warehousing, Storage, and Distribution.** Uses which include the warehousing, storage, or distribution of goods and materials, which may include wholesale distribution from one business to another business and which may not include retail or customer sales to the general public on the premises. ~~Warehousing, Storage and Wholesaling.~~ The storage, handling, assembly and distribution of goods and materials for retail, wholesale or on site use, except any combustible materials and/or flammable liquids.
- C) Contractor's Yard and Related Establishments. Building material yards, excluding concrete mixing, contractor's equipment storage yard or plant; or storage yard for rental of equipment commonly used by contractors; storage and sales of grain, livestock feed or fuel; carting,

express or hauling establishments, including storage of vehicles; provided such uses are conducted:

- 1) Wholly within a completely enclosed building or buildings, except for storage of vehicles, which building shall be distant at least 100 feet from any residential district, unless such building has no openings other than stationary windows and required fire exits within such distance, but not within fifty feet of any residential district in any case; or
  - 2) When conducted within an area completely enclosed on all sides with a solid wall or uniformly painted solid board fence not less than six feet high, but not within 200 feet of any residential district; provided further that all storage yards related to the uses in this subsection shall be enclosed.
- D) Sexually Oriented Businesses are also permitted provided the requirements of Chapter 723 are satisfied.
- E) Cellular or Wireless Communications Systems. See Chapter 1188 for additional requirements.
- F) Automobile Repair Shops performing major repair work, including automobile body repair and painting, automobile glass work, automobile transmission work, automobile engine overhaul and repair, and radiator repair work. (Ord. 99-132, passed October 11, 1999)
- G) Office for corporate and regional headquarters. (Ord. 04-15, passed March 8, 2004)

### 1163.3 PROHIBITED USES.

Prohibited uses are as follows:

- A) Residential. Dwellings, dwelling units and residences of any kind, including hotels, motels, rooming houses and other tourist homes, and bed and breakfasts.
- B) Institutional. Schools, orphanages, child day-care centers, churches, homes for the aged and similar institutions for human care.
- C) Business. Those businesses authorized for central business districts, shopping center districts and road service districts.

### 1163.4 DEVELOPMENT STANDARDS.

The following development standards shall apply to I-1 districts:

A) Development Standards.

Table 1163: I-1 Development Standards

Minimum Lot Area		2 acres
Maximum Building Height (a)		40 feet
Minimum Setback	Structures NOT Abutting a Residential District (a)	
	Front (b)	25 feet
	Side	12 feet
	Rear	10 feet
	Structures Abutting a Residential District (a)	
	Front	50 feet
	Side and Rear	100 feet
	Parking Structures or Paved Areas	
	Front (c)	25 feet
	Side and Rear	10 feet
<p>(a) Minimum setbacks are for structures up to 40 feet in height. For each additional foot in height, the setback shall increase by two feet. No building shall exceed 90 feet in height.</p> <p>(b) For lots fronting on two streets, the front setback shall apply to both yards abutting the street right-of-way.</p> <p>(c) Excludes areas required for access to street.</p>		

B) Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided as specified in Chapter 1175.

C) Storage and Unloading. The storage of raw materials and/or manufactured products shall be behind the rear of the building and shall be sufficiently screened from view from the roadway and the adjoining properties as determined by the Planning Commission to be necessary to conceal the storage from view. Loading and unloading operations shall be conducted in the rear or side of the building and shall be sufficiently screened from view from the roadway and the adjoining properties as determined by the Planning Commission to be necessary to conceal the loading and unloading operations from view.

D) Exterior Building Material. (Ord. 04-155, passed January 10, 2005)

1. Unfinished or unpainted non decorative concrete block shall not be used on any exterior wall.
2. Metal siding shall not be used on any wall facing a public street or a residential

district. If metal siding is utilized on any remaining wall, it shall be subject to the approval of Planning Commission.

3. A combination of brick, masonry, glass, architectural metal wall panels, or other suitable building materials shall be used on the front facade of the building, subject to the approval of Planning Commission. (Ordinance 15-89, passed September 28, 2015)

E) Mechanical Screening. All roof mounted mechanical equipment shall be screened from view from all adjacent property and zoning districts and from road rights-of-way in all zoning districts using durable, compatible, opaque materials. (Ord. 04-155, passed January 10, 2005)

#### 1163.5 ACCESSORY PERMITTED USES.

Accessory permitted uses shall be limited to those set forth as follows:

- A) Any accessory use customarily incidental to a principal permitted use.
- B) A dwelling unit for the family of a watchman, caretaker, guard or operator provided that such dwelling unit is located on a tract used for an industrial purpose and within a building used primarily for an industrial purpose, where the dwelling unit occupies no more than twenty-five percent (25%) of the lot area, and does not exceed one-third of the area of the whole building. Such dwelling unit shall be occupied only by the watchman, caretaker, guard or operator employed by the individual, firm or corporation which owns, rents, leases or operates the industrial use located on the tract.
- C) **The storage, handling, and distribution of flammable and combustible liquids shall be limited to a 10,000 gallon aggregate capacity at any one time.**
- D) **The storage, handling, and distribution of flammable gases shall be limited to a 2,000 gallon aggregate capacity at any one time.**

CHAPTER 1165  
I-2 Industrial District

1165.1	PURPOSE.	1165.3	PROHIBITED USES.
1165.2	PRINCIPAL PERMITTED USES.	1165.4	DEVELOPMENT STANDARDS.

1165.1 PURPOSE.

It is the purpose of the I-2 District to create industrial areas that will be acceptable within the City and will not adversely affect adjacent business or residential neighborhoods by permitting industrial establishments which are either:

- A) Ones whose operations are relatively free from objectionable influences; or
- B) Ones whose objectionable features will be obviated by design and/or appropriate devices.

In the interest of general health and welfare, residential and certain institutional uses are not permitted within this district.

1165.2 PRINCIPAL PERMITTED USES.

No building, structure or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses:

- A) Manufacturing. An industrial use which ordinarily uses heavy machinery, requires both buildings and open area for manufacturing, fabricating, processing, heavy repairing, dismantling, storage or disposal of raw materials, manufactured products and wastes, which is not injurious to health or safety of humans or animals or injurious to vegetation; and which is not noxious or offensive by reason of the emission of smoke, dust, gas fumes, odors or vibrations beyond the limits of the premises upon which such industry is conducted.
- B) **Warehousing, Storage, and Distribution**. Uses which include the warehousing, storage, or distribution of goods and materials, which may include wholesale distribution from one business to another business and which may not include retail or customer sales to the general public on the premises. ~~Warehousing, Storage and Wholesaling~~. The storage, handling, assembly and distribution of goods and materials for retail, wholesale or on site use, except any combustible materials and/or flammable liquids.
- C) Sexually Oriented Businesses are also permitted provided the requirements of Chapter 723 are satisfied.

- D) Cellular or Wireless Communications Systems. See Chapter 1188 for additional requirements.
- E) Automobile Repair Shops performing major repair work, including automobile body repair and painting, automobile glass work, automobile transmission work, automobile engine overhaul and repair, and radiator repair work. (Ord. 99-132, passed October 11, 1999)
- F) General Offices directly associated with related operations on site. The square footage of the office cannot exceed fifty percent (50%) of the square footage of the footprint of the entire facility. (Ord. 04-155, passed January 10, 2005)

### 1165.3 PROHIBITED USES.

Prohibited uses are as follows:

- A) Residential. Dwellings, dwelling units and residences of any kind, including hotels, motels, rooming houses, tourist homes, and bed and breakfast and guest houses.
- B) Institutional. Schools, orphanages, child day-care centers, churches, homes for the aged and similar institutions for human care.
- C) Business. Those businesses authorized for central business districts, shopping center districts and road service districts.

### 1165.4 DEVELOPMENT STANDARDS.

The following development standards shall apply to I-2 Districts:

- A) Development Standards.

Table 1165: I-2 Development Standards

Minimum Lot Area		5 acres
Maximum Building Height (a)		40 feet
Minimum Setback	Structures NOT Abutting a Residential District (a)	
	Front (b)	50 feet
	Side	12 feet
	Rear	10 feet
	Structures Abutting a Residential District (a)	
	Front	50 feet
	Side and Rear	100 feet
	Parking Structures or Paved Areas	
	Front (c)	25 feet
	Side and Rear	10 feet
<p>(a) Minimum setbacks are for structures up to 40 feet in height. For each additional foot in height, the setback shall increase by two feet. No building shall exceed 90 feet in height.</p> <p>(b) For lots fronting on two streets, the front setback shall apply to both yards abutting the street right-of-way.</p> <p>(c) Excludes areas required for access to street.</p>		

- B) Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided as specified in Chapter 1175.
- C) Storage and Unloading. All outside operations and storage of raw materials and/or manufactured products shall be behind the rear of the building and shall be sufficiently screened from view from the roadway and adjoining properties as determined by the Planning Commission to be necessary to conceal the operation and storage from view. Loading and unloading operations shall be conducted in the rear or side of the building and shall be sufficiently screened from view from the roadway and adjoining properties as determined by the Planning Commission to be necessary to conceal the loading and unloading operations from view.
- D) Exterior Building Material. (Ord. 04-155, passed January 10, 2005)
  - 1) Unfinished or unpainted non-decorative concrete block shall not be used on any exterior wall.
  - 2) Metal siding used on any wall shall be subject to the approval of Planning Commission.

- 3) A combination of brick, masonry, glass, architectural metal wall panels, or other suitable building materials shall be used on the front facade of the building, subject to Planning Commission approval. (Ordinance 15-89, passed September 28, 2015)
- E) Mechanical Screening. All roof mounted mechanical equipment shall be screened from view from all adjacent property and zoning districts and from road rights-of-way in all zoning districts using durable, compatible, opaque materials. (Ord. 04-155, passed January 10, 2005)

#### 1165.5 ACCESSORY PERMITTED USES.

Accessory permitted uses shall be limited to those set forth as follows:

- A) **The storage, handling, and distribution of flammable and combustible liquids shall be limited to a 10,000 gallon aggregate capacity at any one time.**
- B) **The storage, handling, and distribution of flammable gases shall be limited to a 2,000 gallon aggregate capacity at any one time.**



impractical and unfeasible, electric and telephone lines may be installed overhead with the approval of the City Manager and Council. Should Council approve the overhead distribution system, all connections to it shall be made underground. All facilities are to be constructed on one side of the road without overhead crossovers. (Ord. 99-132, passed October 11, 1999)

#### **1171.17 TEMPORARY STORAGE CONTAINERS.**

**A temporary storage container (including portable storage units, shipping containers, or similar storage structures) is permitted as a temporary, accessory use in commercial and residential districts and shall be regulated as follows:**

- A) A temporary storage container is only permitted for a period not to exceed 30 days within a one-year period but may be extended once by the Zoning Administrator for up to thirty (30) additional days. A zoning certificate is required to place a portable storage unit on any premises.**
- B) A temporary storage container must be: located on a concrete or asphaltic concrete surface, a minimum of 10 feet from the right-of-way, and a minimum of three (3) feet from all other property lines, unless otherwise approved by the Zoning Administrator.**
- C) Temporary storage containers, on a property at any one time, may not exceed an aggregate of 1,200 cubic feet on the interior.**
- D) If the temporary storage container is being used to store personal property as a result of a major calamity (e.g. fire, flood, auto, tree or other event where there is significant property damage), the Zoning Administrator may extend the time limitation of subsection A), not to exceed six months per calendar year.**
- E) Temporary storage containers, whose duration does not exceed 72 hours, shall not be required to obtain a zoning certificate.**

#### **1171.18 RESIDENTIAL CONSTRUCTION DUMPSTERS.**

**A dumpster for the purpose of residential construction activities is permitted as a temporary, accessory use in a residential district and shall be regulated as follows:**

- A) A dumpster is only permitted for a period not to exceed 30 days within a one-year period but may be extended once by the Zoning Administrator for up to thirty (30) additional days. A zoning certificate is required to place a dumpster on any premises.**
- B) A dumpster must be located a minimum of 10 feet from the right-of-way and a minimum of three (3) feet from all other property lines.**

- C) **A maximum of one dumpster is allowed on a property at any one time and is limited to a maximum 40-yard capacity and 23 feet in length.**
  
- D) **Dumpsters, whose duration does not exceed 72 hours, shall not be required to obtain a zoning certificate.**