Chapter 23. INDUSTRIAL ZONE I-1

23-1 Purpose

To provide areas where industries necessary and beneficial to the local economy may locate and operate the I-1 zone is intended to provide for the development of industrial use which do not in their maintenance, assembly, manufacture or planned operation create smoke, gas, odor, dust, sound, vibration, smut, or lighting to any degree which might be obnoxious or offensive to persons residing in or conducting business in either this or any other zone.

23-2 Permitted Uses

All permitted uses subject to Conditional Use Permit.

23-3 Conditional Uses

1. Manufacturing-Processing. Includes establishment primarily engaged in processing, packaging or treatment of the following products:
   a. Bakery goods, production and distribution.
   b. Cosmetics and toiletry, production and processing.
   c. Optical goods.
   d. Pharmaceutical.
   e. Soft drinks, bottling and distribution.
   f. Vitamin processing.
   g. Other uses similar to the above and judged by the planning commission to be in harmony with the character and intent of this zone.

2. Manufacturing-Assembly. Establishments that are primarily engaged in the assembly and fabrication of goods from the following process materials:
   a. Cellophane.
   b. Canvas.
   c. Cloth.
   d. Felt.
   e. Fiber.
   f. Fur.
   g. Glass.
   h. Leather.
   i. Paper.
   j. Precious or semi-precious stones or metals (Jewelry).
   k. Plastics.
   l. Rubber.

m. Textiles.
n. Wood.
o. Yarn.
p. Other uses similar to the above and judged by the planning commission to be in harmony with the character and intent of this zone.

3. Wholesale-Warehouse and Distribution.
   a. Contractor's storage yards.
   b. Dairy products.
   c. Food and vegetable wholesale.
   d. Parcels delivery service.
   e. Road equipment yards.
   f. Furniture warehouse.
   g. General warehouse.
   h. Wholesale brokers, jobbers and distributors.
   i. Other uses similar to the above and judged by the planning commission to be in harmony with the character and intent of this zone.

4. Other conditional uses.
   a. Cabin and carpenter shops.
   b. Electrical appliance and other specialized electrical equipment.
   c. Laboratories, experimental and research.
   d. Laboratories, physical and chemical testing and dental.
   e. Packaging business.
   f. Scientific equipment assembly.
   g. Automobile salvage and wrecking operations and industrial metal, rag, glass or paper salvage operations provided that all operations are conducted within a solid view-obscuring wall or fence not less than eight (8) feet in height.
   h. Other uses similar to the above and judged by the planning commission to be in harmony with the character and intent of this zone.

23-4 Height Regulations

Building and structures shall have a height not greater than sixty (60) feet without a Conditional Use Permit and certified by a structural engineer. Within one hundred (100) feet of the boundary of any adjoining zone, no building shall exceed a height limit established for main buildings in such adjoining zone.

23-5 Area, Width and Yard Regulations

None, except that for any parcel in the I-1 zone having a lot line in common with a lot in an adjoining zone or lying across the street or alley from such adjoining zone, the front, side and rear years as prescribed for such adjoining zone shall be maintained in the I-1 zone.

23-6 Modifying Regulations

1. All processing assembly of goods shall be conducted completely within a building that is enclosed on all four sides, unless otherwise specified.

2. All buildings which house the processing and/or assembly of goods shall be located not less than one hundred (100) feet from any residential zone boundary.

3. Outdoor storage of materials or semi-finished or finished goods shall not be located within one hundred (100) feet of any residential zone boundary.