



### **Zone District: I-1 (Special Industrial District)**

**Purpose.** The standards of this district (I-1) are designed to retain and provide areas for the development of manufacturing or wholesaling activities in a park-like atmosphere to the exclusion of noncompatible uses or operations.

Setbacks:	Front:	25'	Side:	25'	Rear:	25'
Coverage:	25%					
Floor Area Ratio:	.5					
Max. Height:	45'					
Minimum Lot Width:	100'					
Minimum Lot Size:	20,000 Square Feet					

---

### **PERFORMANCE STANDARDS:**

#### **Sec. 17-4-5.**

#### **Schedule of District Regulations (Part IV, Nonresidential).**

The applicant shall submit proof that he or she can or will meet the applicable performance standards listed below.

(2) I-1 District; performance standards.

- a. No sound resulting from the industrial or business activity shall be measurable at the outer boundaries of the parcel.
- b. No vibrations resulting from the industrial or business activity shall be measurable at the outer boundaries of the parcel.
- c. No odors resulting from the industrial or business activity shall be discernible at the outer boundaries of the parcel.
- d. No observable smoke shall be emitted. Only electricity, fuel oil or gas shall be used as fuels.
- e. No dust or dirt resulting from the industrial or business activity shall be discernible beyond the outer boundaries of the parcel.
- f. No noxious gases resulting from the industrial or business activity shall be discernible beyond the outer boundaries of the parcel.
- g. No glare or heat shall be discernible beyond the outer boundaries of the parcel.
- h. All outdoor storage areas shall be enclosed in tight fencing or closely planted landscape material, sufficient in height to totally obscure the storage areas as seen from the height of five (5) feet along the property line, and such areas and all others shall be maintained and constructed to have an orderly appearance at all times.
- i. The front yard and side yards shall be landscaped and maintained in lawn, rocks, plant material, mosaic or other attractive landscaping materials.

**Outdoor Lighting:** § 17-4-52 Outdoor Lighting Performance Standards.

**Off Street Parking:** § 17-4-43. Off-street parking non-residential.

**Landscape:** Required. § 17-4-7

**Public Sidewalks:** § 17-4-44

**Permitted Uses:  
§ 17-4-51 (13)**

**Uses by right.**

1. Abrasives, manufacture and/or wholesale.
2. Acetylene, manufacture and/or wholesale.
3. Acid, wholesale.
4. Advertising display, manufacture.
5. Artificial flowers, manufacture and/or wholesale.
6. Athletic equipment, manufacture.
7. Auto and trailer assembly.
8. Auto parking.
9. Auto service station.
10. Blue printing.
11. Bottles, wholesale.
12. Boxes, wholesale.
13. Braces, orthopedic, manufacture and/or wholesale.
14. Broom and brush, manufacture and/or wholesale.
15. Building materials, manufacture and/or wholesale.
16. Business machines, manufacture and/or wholesale.
17. Cabinets, woodworking and/or furniture shop.
18. Casket, manufacture and/or wholesale.
19. Ceramic products, manufacture (pottery).
20. Chemicals, manufacture and/or wholesale.
21. Chemist, analytical and consulting.
22. Clothing, manufacture and/or wholesale.
23. Conveyor, manufacture.
24. Cosmetics, manufacture.
25. Dental and medical laboratory.
26. Dental and medical supply, manufacture and/or wholesale.
27. Drugs, manufacture and/or wholesale.
28. Electric equipment and machine tool, manufacture and/or wholesale.
29. Engraver.
30. Fire protection equipment and supplies, manufacture and/or wholesale.
31. Food products, manufacture.
32. Food, vegetable processing.
33. Hair and fur processing, manufacture and/or wholesale.
34. Hardware, manufacture.
35. Heating, air conditioning, venting and refrigerating equipment, manufacture and/or wholesale.
36. Home appliances, manufacture and/or wholesale, service.
37. Hospital equipment and supplies, manufacture and/or wholesale.
38. Hotel equipment and supplies, manufacture and/or wholesale.
39. Jewelry, notions and novelties, manufacture and/or wholesale.
40. Laboratories, analytical and research.
41. Leather, artificial or synthetic, manufacture.
42. Motion picture studio.
43. Musical instruments, manufacture.
44. Nursery and greenhouse.
45. Office building on site of industry.
46. Optical goods, manufacture.
47. Oxygen and other air equipment, manufacture and/or wholesale.
48. Paint and varnish, manufacture.
49. Paint equipment and supplies, manufacture.
50. Paper products, manufacture.

51. Pencil, manufacture.
52. Perfume, manufacture.
53. Phonograph, manufacture.
54. Phonograph records, manufacture.
55. Photo-engraving.
56. Photographic equipment and supplies, manufacture, wholesale and service.
57. Picture framing.
58. Plastic and plastic products, manufacture.
59. Plumbing fixtures, manufacture.
60. Printing and publishing company.
61. Restaurant equipment and supplies, manufacture.
62. Riding equipment, manufacture.
63. Rope, manufacture.
64. Rubber products, manufacture.
65. Safe, manufacture.
66. Scaffold, manufacture.
67. Scales, commercial, manufacture.
68. School equipment and supplies, manufacture.
69. Service contractor shop.
70. Service station equipment, manufacture.
71. Sheet metal products, manufacture and/or wholesale.
72. Sign, advertising.
73. Sign, business.
74. Sign, manufacture, repair, service and sales.
75. Soda fountain supplies, manufacture.
76. Sporting goods, manufacture.
77. Springs, metal, manufacture.
78. Surgical supplies, manufacture and/or wholesale.
79. Textile, manufacture and/or wholesale.
80. Tobacco products.
81. Utilities as outlined in Section 17-4-30.
82. Vending machine service.
83. Venetian blind, manufacture.
84. Watch and clock, manufacture.

**Uses by review. A use by review is any of the following uses which are permitted only upon issuance of a special use permit.**

1. Aircraft beacon, marker or tower.
2. Airport, private.
3. Associations, clubs and lodges.
4. Athletic field.
5. Atomic reactor and/or similar scientific installations.
6. Charitable institutions.
7. Farming or ranching.
8. Natural deposits, extraction and/or processing.
9. Residence for watchman or caretaker.
10. Restaurant.
11. Tower (antenna).
12. Wind turbine.