

Sec. 13-1-39 I-1 Light Industrial District.

- (a) **Purpose.** The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Section, are the regulations in the I-1 Light Industrial District. This District is intended to provide for manufacturing, industrial and related uses of a limited nature and size in situations where such uses are not in basic industrial groups and where the relative proximity to other uses requires more restrictive regulation.
- (b) **Permitted Uses.** A building or premise in the I-1 District shall be used only for the following purposes:
 - (1) Manufacturing, assembly, fabrication and processing plants of limited scope and not involving any substantial degree of heavy trucking or other operational characteristics which would adversely affect surrounding uses or be basically incompatible with surrounding environmental character and not more than ten percent (10%) of the lot or tract is used for the open storage of products, materials or equipment.
 - (2) Experimental, testing and research laboratories not involving the keeping of animal products or any significant degree of danger or undesirable operational characteristics.
 - (3) Printing and publishing houses and related activities.

- (4) Tool making, cabinetry and repair shops.
- (5) Automobile service stations.
- (6) Public utility office and installations.
- (7) General warehousing, not to include open storage.
- (8) Lumber and building supply yards, not to include open storage.
- (9) Automobile body repair shop, not including the storage of junked or wrecked automobiles and parts.
- (10) An accessory building or use shall be used only for the following purposes:
 - a. Office, storage, power supply and other such uses normally auxiliary to the principal use.
 - b. Off-street parking, loading and service facilities.
 - c. Residential quarters for the owner, resident operator, guard or caretaker.
- (11) Any uses permitted in the C-1 or C-2 Districts except for residential uses.

Cross-Reference: Section 14-1-23(j).