

6.24 I-1 LIGHT INDUSTRIAL:

- A. **Purpose and Intent:** The purpose of this district is to provide sites in appropriate locations for light industrial operations which do not generate objectionable on- or off-site impacts including odors; smoke; dust; refuse; electromagnetic interference; or noise (in excess of that customary to loading, unloading, and handling of goods and materials beyond the lot on which the facility is located); or which would have an adverse impact on the City's wastewater treatment system; or result in hazardous environments for workers or visitors.
- B. **Permitted Principal Uses and Structures:**
1. Airports
 2. Automobile Repair, Type "A"
 3. Business Services
 4. Light Industrial Uses (including the fabrication, processing, converting, altering, assembling, disassembling, cleaning, servicing, freezing, treatment, distribution, repair, finishing, testing, or other handling of components, devices, equipment, or products), exclusive of those activities included in Section E, below.
 5. Parks or Recreation Facilities, Public
 6. Public Facilities
 7. Research Activities, including but not limited to research and developmental laboratories and facilities
 8. Warehouses, Business and Storage
- C. **Permitted Accessory Uses and Structures:** Accessory uses customarily associated with, dependent on and incidental to the permitted principal uses. Outdoor storage, provided it is visually screened from adjoining streets and residential zoning districts. One (1) dwelling unit, in conjunction with a permitted use, provided the unit is necessary in order to protect against demonstrated potential public health hazards as certified to the City Engineer or to provide national/industrial security for a unique product.
- D. **Conditional Uses:**
1. Auction Businesses
 2. Automobile Repair, Type "B", by Conditional Use Permit
 3. Camouflaged Antennae
 4. Car Washing and Detailing
 5. Child Care Facilities, by Conditional Use Permit
 6. Clubs and Fraternal Organizations
 7. Construction and Home Improvement Materials and Services
 8. Country Markets and Flea Markets
 9. Daily Needs Retail Sales and Services
 10. Dry Cleaning Plants and Systems
 11. Garden Center/Nursery
 12. Golf Courses and Country Clubs
 13. Heavy Equipment Sales and Minor Repairs
 14. Mini-Warehousing
 15. Public Utilities, Major, by Conditional Use Permit
 16. Public Utilities, Minor
 17. Ranger's Residence, in conjunction with security for a public or institutional use or necessary to the protection of materials or information vital to national interests

18. Recreation Facilities, Private or Commercial, Indoor or Outdoor
19. Restaurants, Type "A" and "B"
20. Silviculture, by Conditional Use Permit
21. Telecommunications Towers, 300 feet or less in height
22. Telecommunications Towers, greater than 300 feet in height, by Conditional Use Permit
23. Truck Terminal, including transfer facilities, vehicles maintenance, cleaning and repair, by Conditional Use Permit
24. Outdoor storage, provided that it is screened from adjoining streets and residential districts

E. Prohibited Uses:

1. Heavy industrial or manufacturing operations which are determined to be harmful to health, safety or welfare based on substantial noise, smoke, dust, heat, cold, humidity, fumes, particulate matter, electrical disturbance, radiation emission, glare, night illumination, vibration, smells, risk of spills, fires, explosions, or other physical hazard to any person, building or vegetation or do not otherwise meet the criteria set forth in Article VII
2. Any permitted use where the ratio of outdoor storage or other function exceeds ten (10%) percent of its indoor floor area
3. Slaughter houses
4. Wrecking and salvage yards