

13-1-52 I-1 Industrial District

- (a) **Purpose.** The I-1 District is intended to provide an area for manufacturing, marketing, and industrial and heavy agribusiness activities not located in a planned B-4 District business park setting. It is also intended to provide an area for a variety of uses which require relatively large installations, facilities or land areas, or which would create or tend to create conditions of public or private nuisance, hazard, or other undesirable conditions, or which for these or other reasons may require special safeguards, equipment, processes, barriers, or other forms of protection, including spatial distance, in order to reduce, eliminate, or shield the public from such conditions.
- (b) **Permitted Uses.** The following uses are permitted uses in the I-1 District (The Standard Industrial Classification (SIC) number is shown in [] below):
- (1) All commercial activities permitted in the B-1, B-2, B-3 and B-4 Districts.
 - (2) Miniwarehouses.
 - (3) Building construction contractors. [15-17]
 - (4) Food locker plants.
 - (5) Offices.
 - (6) Class 2 collocation of a new mobile service facility on an existing support structure without substantial modification, per Section 13-1-182.
 - (7) Packaging, processing, production, warehousing or wholesaling of products, without open storage from: agricultural crops and produce, furs and leathers, glass, metals, paper, plastic, textiles, wood and related materials of local origin.
 - (8) Manufacture, packaging or warehousing, without open storage of products, such as: appliances, confections, cosmetics, electronic devices, instruments, jewelry, toiletries or pharmaceuticals.
 - (9) Service industries without open storage, such as:
 - a. Bakeries.
 - b. Breweries.
 - c. Bottling of beverages.
 - d. Commercial cleaners.
 - e. Food pantries.
 - f. Greenhouses.
 - g. Laboratories.
 - h. Machine shops.
 - i. Painting.
 - j. Printing and publishing.
 - k. Storage and sale of lumber and related construction materials.
 - (10) Open space uses, such as:
 - a. Agricultural crops and grazing.
 - b. Parks.
 - c. Parking lots.
 - d. Recreational facilities.
 - e. Greenways and open space uses.
- (c) **Conditional Uses.** The following are conditional uses pursuant to Article E within the I-1 District. Such use shall be subject to the consideration of the Common Council and Plan Commission with regard to such matters as the creation of nuisance conditions for the public or for the users of nearby areas, the creation of traffic hazards, the creation of health hazards, or other factors:
- (1) Manufacturing establishments, usually described as factories, mills or plants, in which raw materials are transformed into finished products, and establishments engaged in assembling component parts of manufactured products. [20, 23-28, 30, 32-39]
 - (2) Other industrial or commercial activities which possess the special problem characteristics described above relating to the creation of hazards or nuisance conditions.
 - (3) The outdoor storage of industrial products, machinery, equipment, or other materials associated with a permitted or conditional use, provided that such storage be enclosed by a City-approved suitable fence or other manner of screening. Includes outdoor storage and manufacturing areas such as recycling facilities, scrap yards, salvage yards, wrecking or demolition yards; [50, 51]
 - (4) Railroads, including rights-of-way, railroad yards, and structures normally incident to the operation of railroads, including station houses, platforms, and signal towers, but not including warehouses owned by companies other than railroad companies or road terminal companies.
 - (5) Wholesale establishments and warehouses. [50-51]
 - (6) Highway passenger and motor freight transportation. [41-42]

(7) Commercial service facilities such as: fueling stations, garages, automotive repair shops, truck terminals, transshipment depots, provided such services are related to the industrial district users and/or employees.

(8) ***Light Industry and Service Uses.***

- a. Automotive servicing and body repair.
- b. Automotive upholstery.
- c. Cleaning, pressing, dyeing.
- d. Commercial bakeries.
- e. Commercial greenhouses.
- f. Distributors.
- g. Printing and publishing.
- h. Trade and contractor's facilities.
- i. Painting services.
- j. Retail sales and service facilities such as retail and surplus outlet stores, and restaurants and food service facilities when established in conjunction with a permitted manufacturing or processing facility.
- k. Recreation vehicle, boat and miscellaneous storage.

(9) ***Public Facilities and Uses.***

- a. Governmental, cultural and public buildings or uses, such as fire and police stations, community centers, libraries, public emergency shelters, sewage treatment plants, pumping stations, public utilities facilities, parks, playgrounds and museums.
- b. Schools and churches.
- c. Airports, airstrips and landing fields.

(10) ***Agriculture Related Industry and Service Uses.***

- a. Production of natural and processed cheese.
- b. Production of shortening, table oils, margarine and other edible fats and oils.
- c. Production of condensed and evaporated milk.
- d. Wet milling of com.
- e. Production of creamery butter.
- f. Drying and dehydrating fruits and vegetables.
- g. Preparation of feeds for animal and fowl.
- h. Creameries and dairies.
- i. Production of flour and other grain mill products; blending and preparing of flour.
- j. Fluid milk processing.
- k. Production of frozen fruits, fruit juices, vegetables and other specialties.
- l. Fruit and vegetable sauces and seasoning, and salad dressing preparation.
- m. Poultry and small game dressing and packing providing that all operations be conducted within an enclosed building.
- n. Production of sausages and other meat products providing that all operations be conducted within an enclosed building.
- o. Corn shelling, hay baling and threshing services.
- p. Grist mill services.
- q. Horticultural services.
- r. Canning of fruits, vegetables, preserves, jams and jellies.
- s. Canning of specialty foods.
- t. Grain elevators and bulk storage of feed grains.
- u. Fertilizer production, sales, storage, mixing and blending.
- v. Sales or maintenance of farm implements and related equipment.
- w. Animal hospitals, shelters and kennels.
- x. Veterinarian services.
- y. Portable sawmills.

(11) Wind energy systems per Section 13-1-181.

(12) Siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per Section 13-1-182.

(13) Adult entertainment establishments under an AEO Adult Entertainment Overlay District classification per the requirements of Section 13-1-59 and also meeting the standards of Title 11, Chapter 7, whichever is most restrictive.

(d) **Prohibited Uses.** The following are prohibited uses in the I-1 District:

- (1) Specifically excluded from this designation and expressly prohibited is any use or business which is dangerous or which would create a public nuisance.
- (2) All residential uses are expressly prohibited.
- (3) Also specifically excluded and expressly prohibited is any use or business involving garbage removal or the slaughter of animals or poultry.

(e) **Lot, Yard and Building Requirements.**

(1) **Lot Size.**

- a. Minimum Width: One hundred (100) feet.
- b. Minimum Area: Ten thousand (10,000) sq. ft.

(2) **Building.**

- a. Maximum Height: Forty-five (45) feet.
- b. Minimum Floor Area: As required.

(3) **Yards.**

- a. Minimum Street Yard: Thirty (30) feet.
- b. Minimum Side Yard: Twenty (20) feet.
- c. Minimum Rear Yard: Twenty (20) feet.

(4) **Required Buffer Strips in Industrial Districts.** Where an Industrial District abuts a Residential District, there shall be provided along any rear, side or front line, coincidental with any industrial-residential boundary, a City-approved buffer strip not less than forty (40) feet in width as measured at right angles to said lot line. Plant materials at least six (6) feet in height of such variety and growth habits as to provide a year-round, effective visual screen when viewed from the Residential District shall be planted in the exterior twenty-five (25) feet abutting the Residential District. If the required planting screen is set back from the industrial-residential boundary, the portion of the buffer strip facing the Residential District shall be attractively maintained. Fencing may be used in lieu of planting materials to provide said screening. The City-approved fencing shall be not less than four (4) nor more than eight (8) feet in height, and shall be of such materials as to effectively screen the industrial area. The exterior twenty-five (25) feet of the buffer strip shall not be devoted to the parking of vehicles or storage of any material or accessory uses. The interior fifteen (15) feet may be devoted to parking of vehicles.