DIVISION 45: LIGHT INDUSTRIAL (I-1) DISTRICT

Section 45-010 Purpose and Intent.
It is the purpose of the Light Industrial District to permit light industrial uses that are free from objectionable features or whose objectionable features can be eliminated by design, screening and other appropriate devices.

Section 45-020 Permitted Uses.
The following uses are permitted in the Light Industrial District:

1) Light manufacturing including compounding treatment or assembly of such products as bakery goods, candy cosmetics, dairy products, food products, and pharmaceuticals, paper or wood product containers;
2) Auto and implement dealerships;
3) Building materials sales stores;
4) Indoor commercial recreation;
5) Automobile repair - major;
6) Contractor or construction offices and yards;
7) Electrical supplies, manufacturing and assembly such as wire and cable assembly, switches, lamps, insulation and dry cell batteries;
8) Highway and street maintenance shops and yards;
9) Laboratories - research, development and testing;
10) Machine, iron, steel or other metal fabrication shops;
11) Lumber yards;
12) Mattress manufacturing, rebuilding and renovating;
13) Milk and ice processing;
14) Monument works;
15) Packing and crating establishments;
16) Publicly owned recreation facilities;
17) Bookbinding establishments;
18) Print shops;
19) Recreational and mobile home sales, service and repair;
20) Smoking and curing of meat products;
21) Storage and warehousing establishments;
22) Offices related to the above;
23) Retail sales incidental to the manufacture, processing or wholesaling of products manufactured on, processed on, or wholesaled from the premises, and shall be segregated from the principal use of the building and shall not exceed 10% of the gross floor area of the building; and
24) Accessory uses.

Section 45-030 Conditional Uses.
The following uses may be permitted with the approval of the Conditional Use Permit by the City Council following the procedures outlined in Section 95-050 of this Ordinance.

1) Sawmills;
2) Daycare facilities as an accessory use;
3) Bulk liquid storage; and
4) Accessory structures or uses other than those listed as permitted
5) Adult Uses

Section 45-040 Minimum Lot Requirements and Setbacks.

The following requirements shall apply to all structures in the Light Industrial District. Requirements in Division 60 on Performance Standards and other regulations as specified, shall also apply:

1)	Lot Area:	24,000 sq. ft.
2)	Lot Width:	100 ft.
3)	Lot Coverage:	not more than 30% for buildings and structures, 85% with hard surfaces including buildings.
4)	Setbacks:	
	a. Front yard:	40 ft.
	b. Side yard – internal lot:	10 ft.
	c. Side yard – corner lot:	20 ft.
	d. Setback from adjacent residential zoning	75 ft.
	e. Rear yard:	30 ft.
5)	Maximum Building Height:	45 ft.