

Chapter 9 - I District

- 9.1. **Description And Purpose.** This zoning district is intended for general industrial activities, including compounding, assembling or treating materials, light manufacturing, processing of raw materials and other similar industrial uses. Residential and commercial uses are determined to be incompatible with the industrial character of this district and are therefore not permitted in the I District.
- 9.2. **Permitted Land Uses.** The following uses of land and buildings are permitted by right within the I District.
- 9.2.1. The light industrial manufacturing, compounding, processing, packaging, or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceutical, toiletries and food products, except the rendering or refining of fats and oils.
 - 9.2.2. The light industrial manufacturing, compounding, processing, packaging or treatment from the following previously prepared materials: Aluminum, bone, cellophane, canvas, cloth, cork, feather, felt, fibers, fur, glass, hair, horn, leather, paint, paper, plastics, precious or semiprecious metals or stones, shell, rubber, tin, iron, steel, tobacco, wood and yarn.
 - 9.2.3. Auto repair and body shops.
 - 9.2.4. Heavy industrial manufacturing.
 - 9.2.5. Contractor yards.
 - 9.2.6. Lumber yards.
 - 9.2.7. Printing and publishing shops.
 - 9.2.8. Research establishments and experimental laboratories.
 - 9.2.9. Commercial grain elevators.
 - 9.2.10. Warehouses, storage, and trucking facilities.
 - 9.2.11. Wholesale sales.
- 9.3. **Special Land Uses.** The following uses of land and buildings may be permitted upon obtaining a special land use permit.
- 9.3.1. Aircraft facilities.
 - 9.3.2. Public uses.
 - 9.3.3. Salvage yards.
 - 9.3.4. Wireless communications facilities.
- 9.4. **Height And Area Regulations.** The use of land and buildings in this district shall meet all regulations of Chapter 4.
- 9.5. **Screening Provisions.** A fence, wall, or planted material as approved by the Planning Commission and meeting the requirements of this Ordinance shall be provided along all side and rear yards abutting any A or R district.
- 9.6. **Parking Requirements.** All uses permitted in this district shall meet the off-street parking requirements of Chapter 13.
- 9.7. **Site Plan Review.** All proposed buildings, structures and uses shall be subject to the review and approval of a site plan in accordance with Chapter 14.
- 9.8. **Additional Regulations.** All uses shall be conducted within a completely enclosed building or within an area enclosed on all sides by a solid noncombustible fence or wall at least 6 feet in height; provided that no goods, materials, or objects shall be stacked higher than the fence or wall. No outdoor storage or processing shall be located in the required front yard.