

## **§ 95-60. Light Industry I-1 Zone regulations.**

A. Uses. In the Light Industry I-1 Zone, no lot shall be used and no building shall be erected, altered or occupied for any purpose other than the following:

(1) Permitted uses.

- (a) Warehouse facilities, provided that the goods or merchandise being stored is actually owned by the owner of the parcel or a bona fide tenant. **[Amended 11-4-2015 by Ord. No. 11-2015]**
- (b) The manufacturing, compounding, packing, processing or treatment of beverages, candy, baked goods, cosmetics, dairy products, medicine, pharmaceuticals, perfumes, ice, toilet supplies and similar products. **[Amended 11-4-2015 by Ord. No. 11-2015]**
- (c) Metalworking, tool and die shop, machine and welding shop, excluding machinery of a nuisance-producing character.
- (d) The finishing or assembling of articles made from previously prepared or refined materials.
- (e) The preparation and fabrication of metals and metal products and chemicals and chemical products, provided that no nuisance or hazard may occur from fire, explosion, dust, vapor, flashes, smoke, noise and except as prohibited herein.
- (f) Research activities, including laboratories and structures and facilities used in connection therewith and the testing, sale or lease of articles designated and produced in such laboratories, the maintenance of general offices and executive operations in connection therewith.
- (g) <sup>1</sup>Electronic data centers. **[Added 12-15-2014 by Ord. No. 15-2014]**
- (h) <sup>2</sup>The manufacture and/or assembly of plastic products as listed under the North American Industry Classification System - 326 Plastics and Rubber Products

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1. Editor's Note: Former Subsection A(1)(g), regarding gas storage, was repealed 7-18-1985 by Ord. No. 9-1985 and 12-5-1985 by Ord. No. 25-1985.

2. Editor's Note: Former Subsection A(1)(h), regarding uses not specifically prohibited, was repealed 7-18-1985 by Ord. No. 9-1985 and 12-5-1985 by Ord. No. 25-1985.

Manufacturing. **[Added 11-4-2015 by Ord. No. 11-2015]**

- (i) Print and publishing establishments. **[Added 11-4-2015 by Ord. No. 11-2015]**
  - (j) The manufacture and/or assembly of high technology and electronic equipment, instruments or devices. **[Added 11-4-2015 by Ord. No. 11-2015]**
  - (k) Craftsman's or contractor's shop, such as, but not limited to, carpentry, plumbing, welding, electrical or machine shop. **[Added 11-4-2015 by Ord. No. 11-2015]**
  - (l) Electrical equipment and appliances, heating, ventilating, air-conditioning, plumbing and refrigeration equipment service businesses, excluding on-site sales. **[Added 11-4-2015 by Ord. No. 11-2015]**
  - (m) Public utilities. **[Added 11-4-2015 by Ord. No. 11-2015]**
- (2) Permitted accessory uses: exceptions and limitations. Same as specified for Light Industry I-3 Zone in § 95-59A(2).
- B. Prohibited uses. The following uses and activities are specifically prohibited: same as specified for the Light Industry I-3 Zone in § 95-59B.
- C. Buffer area. On all property lines except the street line, a buffer strip of property no less than 10 feet in width shall be utilized as a buffer area in accordance with specifications set forth in § 95-37B(5) unless waived by the appropriate municipal board at the time of site plan application. **[Amended 8-17-1982 by Ord. No. 25-1982]**
- D. Other provisions and requirements.
- (1) Area requirements.
    - (a) As specified in the schedule, § 95-45.
    - (b) One side yard and/or rear yard of 100 feet required where adjacent to a residence zone.
    - (c) All manufacturing and storage activities to be in fully enclosed buildings.
  - (2) Off-street parking and loading facilities. Same as specified for Light Industry I-3 Zone in § 95-59D(2) and (3).

- (3) Performance standards. Subject to the requirements of § 95-56C(6).