

I-1 INDUSTRIAL DISTRICT

6.2.9 Intent: This district is designed to provide for a wide range of industrial and related uses.

6.2.10 Permitted Principal Uses And Structures: The following shall be permitted as uses by right:

1. Agriculture, excluding the expansion of existing or development of intensive livestock facilities/operations;
2. Animal care;
3. Automobile sales and services;
4. Automotive wash facilities;
5. Bottling works;
6. Building material sales, except for ready-mix concrete plants and similar uses which emit particulate, odor or smoke;
7. Carpenter, cabinet, plumbing or sheet metal shops;
8. Grain storage;
9. Construction sales and services;
10. Dry cleaning and/or laundry plants;
11. Farm implementation sales and services;
12. Farm produce sales;
13. Food service, restaurants and taverns;
14. Freight and truck terminals;
15. Frozen food lockers;
16. Furniture warehouses;
17. Garden centers and nurseries;
18. Groceries, retail and wholesale;
19. Manufacturing, compounding, processing, packaging, or

treatment of articles or merchandise from previously prepared materials;

20. Manufacture of light sheet metal products including heating and ventilation equipment;
21. Machinery sales and storage lots;
22. Mobile and modular home sales and manufacturing;
23. Newspaper publishing plants;
24. Public and quasi-public uses of an educational, recreational or religious type including public and parochial elementary schools and junior high schools, high schools; private non-profit schools,

churches, parsonages, and other religious institutions; parks and playgrounds;

25. Public utility and public service uses;
26. Self-storage units;
27. Stone and monument works;
28. Transportation warehousing;
29. Warehouse or storage houses;
30. Wholesale sales and services; and
31. Fertilizer plants.
32. Private Kennel

6.2.11 Permitted Accessory Uses: Accessory uses and structures normally appurtenant to permitted uses and structures.

6.2.12 Permitted Special Uses: A building or premises may be used for the following purposes in the I•1 Industrial District if a special permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Recycling center;
2. Ethanol and/or alcohol plants; and
3. Communication/transmitting towers.
4. Commercial Kennel

6.2.13 Prohibited Uses And Structures: All other uses and structures which are not specifically permitted or not permissible, as special uses shall be prohibited from the 1-1 Industrial District.

6.2.14 Height And Area Regulations: The maximum height and minimum area regulations shall be as follows:

- a) General Requirements:

	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted Uses	None	50'	35'	0' or 10' when abutting a residential district	45'	35'

6.2.15 Parking Regulations: Parking within the I-1 Industrial District shall be in conformance with the provisions of Article 7 of these regulations