

§ 95-60. Light Industry I-1 Zone regulations. [Amended 8-17-1982 by Ord. No. 25-1982; 12-15-2014 by Ord. No. 15-2014; 11-4-2015 by Ord. No. 11-2015; 7-6-2021 by Ord. No. 7-2021; 12-6-2021 by Ord. No. 13-2021; 12-6-2021 by Ord. No. 12-2021; 11-3-2025 by Ord. No. 27-2025]

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) Automated and nonautomated wholesale, warehouse storage and distribution facilities, and wholesale distribution centers, provided such activities and inventories are conducted entirely within an enclosed structure.
- (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.
- (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) Electronic data centers.
- (h) The manufacture and/or assembly of plastic products as listed under the North American Industry Classification System - 326 Plastics and Rubber Products Manufacturing.
- (i) Print and publishing establishments.
- (j) The manufacture and/or assembly of high technology and electronic equipment, instruments or devices.
- (k) Craftsman's or contractor's shop, such as, but not limited to, carpentry, plumbing, welding, electrical or machine shop.
- (l) Electrical equipment and appliances, heating, ventilating, air-conditioning, plumbing and refrigeration equipment service businesses, excluding on-site sales.
- (m) Public utilities.

- (n) Funeral homes.
 - (o) Crematories.
 - (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.
- 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 activities shall occur in fully enclosed buildings.
 - (d) Maximum percentage of impervious surfaces shall be 85% of the lot area.
 - (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).