

1280.02 PRINCIPAL USES PERMITTED.

In an I-1 Light Industrial District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Zoning Code:

(a) Any use permitted in the TR Technical Research District, as regulated in Chapter 1283 of this Zoning Code.

(b) Any of the following uses:

(1) The manufacture, compounding, processing and packaging or treatment of products such as, but not limited to, bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery, and tool and die, gauge and machining shops.

(2) The manufacture, compounding, assembly or treatment of articles or merchandise from previously prepared materials such as, but not limited to, bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, yarns and wood, excluding saw and planing mills.

(3) The manufacture of pottery and figurines or other similar ceramic products using only previously-pulverized clay and kilns fired only by electricity or gas.

(4) The manufacture of musical instruments, toys, novelties and metal or rubber stamps or other molded rubber products.

(5) The manufacture or assembly of electrical appliances, electronic instruments and devices and audio and video equipment.

(6) Laboratories for experiments, filming or testing.

(7) The manufacture and repair of electric or neon signs, light sheet-metal products, including heating and ventilating equipment, cornices, eaves and the like.

(c) Warehousing and wholesale establishments.

(d) Printing, publishing or allied industries.

(e) Greenhouses with retail adjuncts.

(f) Central dry-cleaning plants or laundries.

(g) Fence, awning, roofing and landscaping sales uses, including outdoor display areas.

(h) Automotive painting, bumping and welding shops and tire recapping, when completely enclosed, subject to the following: the storage of vehicles to be serviced shall be located in the rear yard and shall be adequately screened by a method approved by the Planning Commission and the Township Board. However, such uses shall not be permitted outdoor storage of such vehicles when the use abuts residentially zoned land.

(i) Metal plating, buffing and polishing.

(j) Lumber yards, subject to the following:

(1) Such site shall abut only land within a B-3, I-1 or I-2 District.

(2) All incidental storage shall be screened by a berm or wall, and such screening shall be approved by the Planning Commission and the Township Board.

(k) Publicly-owned buildings, public utility buildings, telephone exchange buildings and repeater stations, electric transformer stations and substations, gas regulator stations with service yards, but without storage yards, and water and sewer pumping stations, when operational requirements necessitate the locating of said buildings within the District in order to serve the immediate vicinity. The Planning Commission and the Township Board may require walls and landscaping in order to screen such uses where they deem the same to be necessary.

(l) Other uses similar to the above.

(m) Accessory buildings and uses customarily incidental to any of the above- permitted uses.

(n) Indoor commercial recreation facilities such as bowling alleys, archery ranges, sports arenas, skating rinks, racquet ball courts and similar establishments. However, billiard halls, coin or token-operated amusement arcades and sexually-oriented businesses are expressly prohibited.

(o) Schools, operated for profit, for the training or instruction of non-academic subjects such as, but not limited to, dance, music, martial arts and similar artistic or athletic pursuits provided that the Department of Planning and Community Development determines that available off-street parking is adequate to serve the use.

(p) Automotive service and repair of such items as batteries, brakes, tires, glass, exhaust systems, upholstery, undercoating, transmissions and engines, subject to the following condition:

(1) Outdoor storage of vehicles, auto parts or junk shall be prohibited.

(q) Accessory or ancillary oil and gas uses or structures shall be permitted subject to the further provisions of the Code Section 1298.11.

(Ord. 260-A-58. Passed 8-22-83; Ord. 260-A-292. Passed 8-18-97; Ord. 260-A-314. Passed 8-10-98; Ord. 260-A-393. Passed 6-1-04; Ord. 260-A-402. Passed 12-20-04; Ord. 260-A-414. Passed 11-7-05; Ord. 260-A-454. Passed 1-11-16; Ord. 260-A-483. Passed 6-15-20.)