

I-1 Light Industrial District

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A. INTENT

The I-1, Light Industrial district is intended to encourage innovations and variety in type, design and arrangement of land uses, but at all times to protect neighboring residential districts from any adverse impacts. The I-1 district is designed so as to primarily accommodate research, office and light industrial uses, including wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The district is designed to encourage unified complexes of research, office and light industrial uses, with high tech and multi-use facilities characterized by office, light industrial and warehousing activities in a planned environment. The I-1 district is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted.

The general goals of this use district include, among others, the following specific purposes:

1. To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for all types of research, office, light industrial and related uses.
2. To protect abutting residential districts by separating them from manufacturing and related activities by limiting uses which may locate adjacent to such residential districts, by setbacks for buildings and off-street parking, by limitation of location of off-street loading/unloading areas, and by landscape planning/berm/wall screens, and by prohibiting the use of such industrial areas for new residential development.
3. To promote research, office and light industrial development which is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, odor and other objectionable influences.
4. To protect the most desirable use of land in accordance with a well considered plan. To protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the City's tax revenue.



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User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional office buildings, offices and office sales and service activities
- ii. **Accessory buildings, structures and uses** §4.19 customarily incident to the above permitted uses
- iii. Publicly owned and operated parks, parkways and outdoor recreational facilities
- iv. **Public or private health and fitness facilities and clubs** §4.34
- v. Medical offices, including laboratories and clinics

The following uses are subject to **Section 4.45:**

- vi. Research and development, technical training and design of pilot or experimental products
- vii. Data processing and computer centers
- viii. **Warehousing and wholesale establishments** §4.43
- ix. **Manufacturing** §4.43
- x. **Industrial office sales, service and industrial office related uses** §4.44
- xi. Trade or industrial schools
- xii. **Laboratories experimental, film or testing** §4.43
- xiii. Greenhouses
- xiv. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards
- xv. Public or private indoor recreation facilities
- xvi. Private outdoor recreational facilities
- xvii. **Pet boarding facilities** §4.46
- xviii. **Veterinary hospitals** **or clinics** §4.31
- xix. **Motion picture, television, radio and photographic production facilities** §4.47
- xx. Other uses of a similar and no more objectionable character to the above uses
- xxi. **Accessory buildings, structures and uses** §4.19 customarily incident to any of the above permitted uses

C. SPECIAL LAND USES

The following uses shall be permitted where the proposed site does not abut a residentially zoned district:

- i. **Metal plating, buffing, polishing and molded rubber products** §4.48
- ii. **Uses which serve the limited needs of an industrial district (subject to Section 4.43),** as follows:
 - a. Financial institutions, unions, union halls, and industrial trade schools or industrial clinics
 - b. Industrial tool and equipment sales, service, storage and distribution
 - c. **Eating and drinking establishments and motels** §4.49
- iii. **Automobile service establishment** §4.50
- iv. **Self-storage facilities** §4.51
- v. **Retail sales activities** §4.52
- vi. **Central dry cleaning plants or laundries** §4.53
- vii. **Railroad transfer, classification and storage yards** §4.43
- viii. **Tool, die, gauge and machine shops** §4.43
- ix. **Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies** §4.54
- x. **Municipal uses** §4.43
- xi. **Motion picture, television, radio and photographic production facilities** §4.47
- xii. **Outdoor space for parking of licensed rental motor vehicles** §4.90
- xiii. **Accessory buildings, structures and uses** customarily incident to any of the above permitted uses

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D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☐]: See [Section 3.6.2.D](#)
 Minimum lot width[☐]: See [Section 3.6.2.D](#)

Lot Coverage[☐]

Maximum lot coverage: See [Section 3.6.2.D](#)

Setbacks[☐]

Minimum front yard setback: 40 ft
 Minimum rear yard setback: 20 ft
 Minimum side yard setback: 20 ft

Building Height[☐]

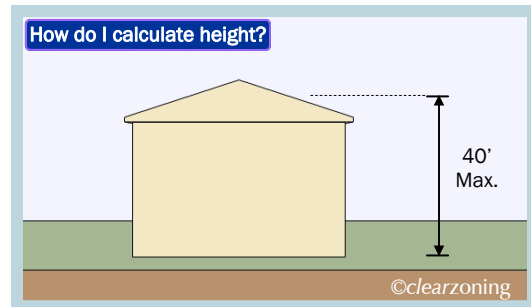
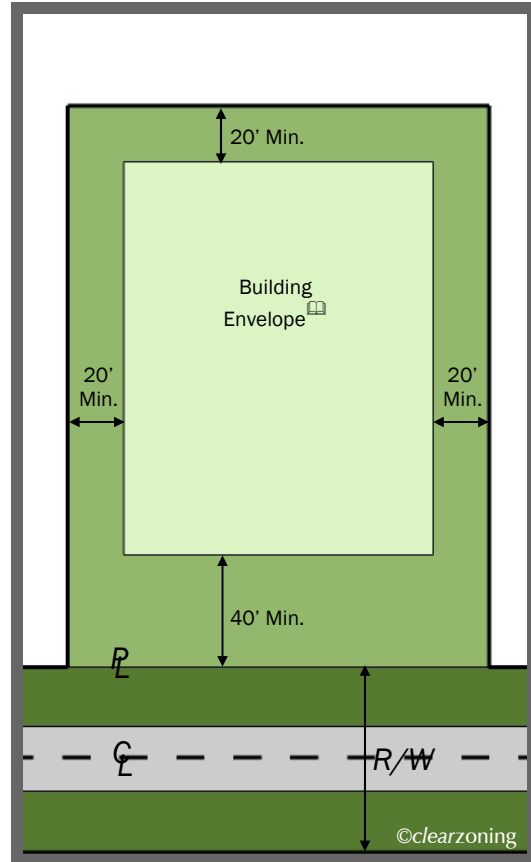
Maximum building height: 40 ft

Parking Setbacks

Minimum front yard setback: See [Section 3.6.2.E](#)
 Minimum rear yard setback: 20 ft
 Minimum side yard setback: 20 ft

NOTES

- For additions to the above requirements, refer to [Section 3.6.2 Notes to District Standards: C, D, E, F, H, M, O, P and Q](#)
- See *Selected References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- [I-1 Required Conditions](#) §3.14

4. Use Standards

- [Uses Not Otherwise Included](#) § 4.86
- [Unlisted Use Determination](#) § 4.87

5. Site Standards

- [Off-street Parking Requirements](#) § 5.2
- [Off-street Parking Layout, Standards...](#) § 5.3
- [Off-street Loading and Unloading](#) § 5.4
- [Landscape Standards](#) § 5.5
- [Signs](#) § 5.6
- [Exterior Lighting](#) § 5.7
- [Corner Clearance](#) § 5.9
- [Additional Road Design](#) § 5.10
- [Fences](#) § 5.11
- [Frontage on a Public Street](#) § 5.12
- [Access to Major Thoroughfares](#) § 5.13

6. Performance Standards § 5.14

- [Exterior Building Wall Facade Materials](#) § 5.15
- [Bike Parking Facility Requirements](#) § 5.16

6. Development Procedures

- [Site Plan Review](#) § 6.1
- [Public Hearing](#) § 6.2

7. Admin. and Enforcement

- [Nonconformities](#) § 7.1
- [Planned Rezoning Overlay](#) § 7.13.2

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