

**§ 190-15. I-1 Industrial Districts.**

In I-1 Industrial Districts, no building or structure shall be erected, altered or extended, and no land, building or structure or part thereof, shall be used for other than the following permitted uses, subject to the performance standards set forth in § 190-38:

A. Permitted principal uses.

- (1) Retail store, including storage, wholesale, and service operations customarily incidental thereto.
- (2) Any legal use of a light industrial nature which involves the processing, fabrication, assembly or packaging of previously prepared or refined materials, including uses providing repair or general services to industrial uses except:
  - (a) Those uses which, because of danger to the general public due to hazards of fire and explosion, including those uses where explosives, combustible bases or flammable liquids are manufactured or stored, shall be permitted only by a special use permit authorized by the Council according to the provisions of § 190-37 and only in conformance with the State Building Construction Code<sup>1</sup> and Labor Law of the State of New York.
  - (b) Uses of an extractive nature, including but not limited to the operation of sand and gravel mines, topsoil removal and mineral removal work.
- (3) Industrial office buildings for executive, engineering and administrative purposes.
- (4) Scientific or research laboratories devoted to research, design and/or experimentation and processing and fabricating incidental thereto.
- (5) Any use permitted in § 190-24B(2), except that retail stores shall be governed by Subsection A(1) of this section.
- (6) Art gallery. **[Added 8-14-2000]**

B. Permitted accessory uses.

- (1) Such accessory uses as are customarily incidental to any of the above uses, subject to the provisions of § 190-35.
- (2) Off-street parking subject to the provisions of § 190-39.
- (3) Signs subject to the provisions of § 190-43.

C. Uses permitted by special use permit. **[Amended 8-14-2000]**

- (1) Junkyards, salvage and scrap processing, outside storage.
- (2) Uses which may cause a danger to the public due to the hazards of fire and

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1. Editor's Note: See Ch. 51, Building Construction.

explosion.

- (3) Automobile service stations.
- (4) Live/work units. Live/work units must comply with § 190-37, Subsection J, entitled "Standards applicable for all special use permits."
- (5) Brew pub, micro brewery. Brew pubs and micro breweries must comply with § 190-37, Subsection J, entitled "Standards applicable for all special use permits."
- (6) Public storage rental units/buildings with or without outside storage. **[Added 12-9-2019 by Ord. No. 2-2019]**
- (7) Public garages for the storage, adjustment or repair of motor vehicles. **[Added 11-9-2020 by Ord. No. 2-2020]**