

**** Proposed new uses are in red text and highlighted**

SEC. 10.16 or 152.231 I-1 – LIGHT INDUSTRY.

Uses Permitted.

- A. Automobile, truck repair, body shop.
- B. Building material sales.
- C. Cartage and express facilities.
- D. Contractors offices, shops and yards, such as building, cement, electrical, heating, ventilating and air conditioning, masonry, painting, plumbing, refrigeration and roofing.
- E. Drainage system, flood control and watershed structure, and erosion control device meeting all city and state standards.
- F. Essential services – governmental uses, buildings and storage.
- G. Fuel and ice sales.
- H. Greenhouses, wholesale.
- I. Highway maintenance shops and yards.
- J. Laundries.
- K. Machining.
- L. Office or office building.
- M. Packing and crating.
- N. Printing and publishing.
- O. Public parks and public recreation areas.
- P. Radio and television broadcasting uses, excluding towers.
- Q. Restaurants.
- R. Railroad right-of-way.
- S. Tool and dye cast.
- T. Warehousing.
- U. Wholesaling, all commodities except live animals, commercial explosives and junk.
- V. Veterinary clinic.
- W. Bottling establishment, Brewpub, brewer taproom, microdistillery and cocktail room
- X. Small animal boarding and daycare facilities
- Y. Small cell antennas, microcell antennas within the Right of Way (ROW), provided they meet the following criteria set forth in Section 152.XXX –Right of Way Ordinance (to be adopted at later date)

Uses by special permit.

- A. Essential services – public utility uses, transmission services, buildings and storage.
- B. Hotel and motel.
- C. Limited manufacturing, of products and materials when in conjunction with retail sales that meets the requirements set forth in this chapter.
- D. Wireless communications tower and antennas, as regulated by Section 152.315 or 10.22.

Performance Standards.

- A. Front property line structure setback – 20 feet.
- B. Rear property line structure setback – 10 feet (except a 0 foot exception for lots 2-15, Block 2 of the Industrial Park 1st Addition – Ord. No. 294 3rd Series).
- C. Side property line setback – 10 feet.
- D. Principal building height maximum – 40 feet.

E. Impervious lot coverage – No more than 85% of the lot.

F. Off street parking and loading areas - Impervious surface minimum setback requirements:

1. Front property line – 20 feet.
2. Rear property line – 5 feet.

G. Outside storage – must meet 1 of the following criteria for business related storage:

1. Storage must be completely within enclosed building(s)
2. Appropriately landscaped to 80% opaque, and according to the standards in 152.299
3. Effectively screened with a fence that is at least 80% opaque, not less than 6 feet no more than 8 feet in height.

H. All businesses located along the Greenway Corridors, designated in the 2025 Land Use Plan, shall be appropriately landscaped according to the standards in Sect. 152.295.

I. Sales, rental, or display (indoor and outdoor) as an accessory use in association with an allowed principal use must meet the following:

1. The area so occupied shall not exceed 30% of the principal building.
2. No storage or display of merchandise shall be permitted in required rear, side, or front yards.
3. The outdoor sales, rental, or display area shall be included in the calculation for parking spaces required for the use and shall not occupy space required for parking in Sect. 152.345