

Sec. 106-96. I-1 light industrial district.

- (a) *Intent.* The I-1 light industrial district is intended to provide for manufacturing, industrial and related uses of a limited nature and size, which on the basis of actual physical and operational characteristics would not be detrimental to the surrounding area or to the city as a whole by reason of smoke, noise, dust, odor, traffic, physical appearance or other similar factors.
- (b) *Permitted uses.* Uses permitted in the I-1 district are assembly, processing, manufacturing and/or storage of the following:
 - (1) Automotive body repair.
 - (2) Automotive upholstery and automotive accessories.
 - (3) Apparel and findings, and related products.
 - (4) Automatic temperature controls.
 - (5) Blank books, loose-leaf binders and binding devices.
 - (6) Books: publishing, printing and binding.
 - (7) Brooms and brushes.
 - (8) Candy and confectionery products.
 - (9) Cereal preparations.
 - (10) Cleaning, dressing and dyeing.
 - (11) Commercial bakery.
 - (12) Commercial greenhouses.
 - (13) Curtains and draperies.
 - (14) Dental equipment and supplies.
 - (15) Dress and work gloves.
 - (16) Electrotyping and stereotyping.
 - (17) Electrical appliances.
 - (18) Electronic devices.
 - (19) Engineering, laboratory, scientific and research instruments and related equipment.
 - (20) Envelopes.
 - (21) Fabric, broad and narrow woven.
 - (22) Felt goods.
 - (23) Flavor extracts and flavor syrups.

- (24) Floor coverings limited to rugs and carpeting.
- (25) Food locker plants.
- (26) Footwear.
- (27) Fresh or frozen fruits, fruit juices, vegetables and specialties.
- (28) Glass manufacturing.
- (29) Greeting cards.
- (30) Hats, caps and millinery.
- (31) Household furniture and furnishings.
- (32) Ice.
- (33) Ice cream and frozen desserts.
- (34) Jewelry manufacturing.
- (35) Knit goods.
- (36) Laboratories.
- (37) Lace goods.
- (38) Lamp shades.
- (39) Leather fabrication, not including tanning.
- (40) Luggage.
- (41) Macaroni, spaghetti, vermicelli and noodles.
- (42) Machine shops.
- (43) Manifold business forms.
- (44) Manufacturing and bottling of nonalcoholic beverages.
- (45) Mechanical measuring and controlling instruments.
- (46) Men's, youths' and boys' furnishings, work clothing and allied garments.
- (47) Morticians' goods.
- (48) Musical instruments and parts.
- (49) Newspapers: publishing and printing.
- (50) Office furniture.
- (51) Ophthalmic goods.
- (52) Optical instruments and lenses.
- (53) Orthopedic, prosthetic and surgical appliances and supplies.
- (54) Packaging and assembly of products made from fur.

- (55) Paper coating and glazing.
- (56) Partitions, shelving, lockers and office and store fixtures.
- (57) Pens, pencils and other office and artist materials.
- (58) Periodicals: publishing and printing.
- (59) Pharmaceutical processing.
- (60) Photoengraving instruments and apparatus.
- (61) Photographic equipment and supplies.
- (62) Pleating, decorative and novelty stitching and tucking for the trade.
- (63) Pressed and molded pulp goods.
- (64) Printing and publishing.
- (65) Raincoats and other waterproof outer garments.
- (66) Rice milling.
- (67) Robes and dressing gowns.
- (68) Sanitary paper products.
- (69) Self-service storage facilities (miniwarehouses).
- (70) Sign and other advertising display manufacturing.
- (71) Silverware and plated ware.
- (72) Surgical and medical instruments and apparatus.
- (73) Textiles, dyeing and finishing.
- (74) Tire cord and fabric.
- (75) Toys, amusement, sporting and athletic goods.
- (76) Typesetting.
- (77) Umbrellas, parasols and canes.
- (78) Venetian blinds and shades.
- (79) Wallpaper.
- (80) Warehousing.
- (81) Watches, clocks, clockwork operated devices and parts.
- (82) Wholesaling.
- (83) Women's, misses', juniors', girls' and infants' furnishings, work and dress garments.
- (84) Wool scouring, worsted combing and towing to top.

- (85) Yarns and threads.
- (86) Other similar businesses.
- (c) *Permitted accessory uses.* Permitted accessory uses in the I-1 district are as follows:
 - (1) Off-street parking and loading areas (section 106-148).
 - (2) Office, storage, power supply and other uses normally auxiliary to the principal industrial operation.
 - (3) Satellite dish antennas less than 30 inches in diameter shall be allowed anywhere except in any front yard of any lot.
 - (4) Roof-mounted solar collectors which do not detract from the appearance of the structure, provided that the location of the collector is approved by the city plan commission.
- (d) *Conditional uses.* For conditional uses in the I-1 district see sections 106-122, 106-124, 106-125 and 106-129.
- (e) *Certain incompatible uses prohibited.* The following uses are considered to be incompatible with the residential characteristics of the city and surrounding area and are herewith prohibited in the I-1 district:
 - (1) Manufacturing of ammonia, asbestos, asphalt, cement, chlorine, coal tar, creosote, explosives, fertilizer, glue, gypsum, insecticide, lampblack, poison, pulp, pyroxylin and radium.
 - (2) Processing ammonia, asbestos, asphalt, cabbage, chlorine, coal tar, creosote, explosives, fertilizer, fish, glue, grease, gypsum, insecticides, lampblack, offal, poison, pulp, pyroxylin and radioactive materials.
 - (3) Storage of bulk fertilizer, explosives, gasoline in excess of 50,000 gallons, grease and radioactive materials.
 - (4) Animal reduction facilities, forges, foundries, garbage incinerators, junkyards, rubbish storage, slaughterhouses, stockyards and tanneries.
- (f) *Lot area and width.* Lots in the I-1 district shall have a minimum area of 20,000 square feet and shall be not less than 100 feet in width.
- (g) *Building height and area.*
 - (1) No principal building or parts of a principal building in the I-1 district shall exceed 60 feet in height. No accessory building shall exceed 15 feet in height or the height of the main structure.
 - (2) The minimum area of the principal manufacturing building in the I-1 district shall be a minimum of 7.5 percent of the lot area or 5,000 square feet, whichever is smaller.
 - (3) The sum total of all buildings in the I-1 district shall not occupy more than 50 percent of the lot area.

- (h) *Setback and yards.*
 - (1) There shall be a minimum building setback of 50 feet from the right-of-way of all streets in the I-1 district.
 - (2) There shall be a side yard on each side of all buildings of not less than ten feet in the I-1 district.
 - (3) There shall be a rear yard of not less than 25 feet in the I-1 district.
- (i) *Erosion control.*
 - (1) Topsoil removal and the sale of topsoil removed from a parcel is a conditional use in all districts except the CD conservancy district. The plan commission shall require the use of adequate soil erosion control measures to prevent pollution of surface waters caused by runoff.
 - (2) See article XII of this chapter for additional provisions about erosion control.
- (j) *Plans and specifications to be submitted to city plan commission.* To encourage a manufacturing and industrial environment that is compatible with the residential character of the city, building permits for permitted uses in the I-1 light industrial district shall not be issued without review and approval of the city plan commission in accordance with the guidelines set forth in sections 1003--1007 [106-242--106-246]. Such review and approval shall be concerned with general layout, building plans, ingress and utilization.

(Ord. No. OR98-24, § I(106.0413), 10-26-1998)

Sec. 106-97. I-2 heavy industrial district.

- (a) *Intent.* The I-2 heavy industrial district is intended to provide for manufacturing and industrial development of a more general and less restrictive nature than the I-1 light industrial district in those areas where the relationship to surrounding land use would create fewer problems of compatibility. The I-2 district should not normally abut directly upon residential districts.
- (b) *Permitted uses.* Permitted uses in the I-2 district are as follows:
 - (1) Those uses permitted in the I-1 light industrial district.
 - (2) Auto body repair, engine repair.
 - (3) Automobile, marine and aircraft manufacturing.
 - (4) Coating, engraving and allied services.
 - (5) Construction, mining and materials handling machinery and equipment; manufacturing and repair of.
 - (6) Cutlery, hand tools and general hardware manufacturing.
 - (7) Electric lighting and wiring equipment manufacturing.
 - (8) Electrical industrial apparatus manufacturing.

- (9) Electrical transmission and distribution equipment manufacturing.
 - (10) Electrometallurgical products manufacturing.
 - (11) Engine and turbine manufacturing.
 - (12) Farm machinery and equipment manufacturing.
 - (13) Fine earthenware, table and kitchen articles manufacturing.
 - (14) Glass and glass container manufacturing.
 - (15) Heating apparatus and plumbing fixtures manufacturing.
 - (16) Household appliance manufacturing.
 - (17) Inflammable gases and liquids storage, not to exceed 50,000 gallons.
 - (18) Metal container manufacturing.
 - (19) Metal products manufacturing, fabricating and distribution.
 - (20) Motorcycle and bicycle manufacturing.
 - (21) Nonhazardous chemical manufacturing, processing or use.
 - (22) Office, computing and accounting machine manufacturing.
 - (23) Small arms ammunition manufacturing.
 - (24) Screw machine products, bolts, nuts, screws, rivets and washer manufacturing.
 - (25) Signaling and fire control equipment manufacturing.
 - (26) Wire products manufacturing.
 - (27) Other similar businesses.
- (c) *Permitted accessory uses.* Permitted accessory uses in the I-2 district are as follows:
- (1) Garages used for storage of vehicles used in conjunction with the operation of the business.
 - (2) Off-street parking and loading areas.
 - (3) Office, storage, power supply and other uses normally auxiliary to the principal industrial operation.
 - (4) Satellite dish antennas less than 30 inches in diameter shall be allowed anywhere except in any front yard of any lot.
 - (5) Roof-mounted solar collectors which do not detract from the appearance of the structure, provided that the location of the collector is approved by the plan commission.
- (d) *Conditional uses.* For conditional uses in the I-2 district see sections 106-122, 106-124, 106-128 and 106-132.
- (e) *Certain incompatible uses prohibited.* For certain incompatible prohibited uses see

section 106-96.

- (f) *Lot area and width.* Lots in the I-2 district shall have a minimum area of 20,000 square feet and shall be not less than 100 feet in width.
- (g) *Building height and area.*
 - (1) No principal building or parts of a principal building in the I-2 district shall exceed 60 feet in height. No accessory building shall exceed 15 feet in height or the height of the principal structure.
 - (2) The minimum area of the principal manufacturing building in the I-2 district shall be a minimum of 7.5 percent of the lot area or 5,000 square feet, whichever is smaller.
 - (3) The sum total of all buildings in the I-2 district shall not occupy more than 50 percent of the lot area.
- (h) *Setback and yards.*
 - (1) There shall be a minimum building setback of 50 feet from the right-of-way of all streets in the I-2 district.
 - (2) There shall be a side yard on each side of all buildings of not less than ten feet in the I-2 district.
 - (3) There shall be a rear yard of not less than 25 feet in the I-2 district.
- (i) *Erosion control.*
 - (1) Topsoil removal and the sale of topsoil removed from a parcel is a conditional use in all districts except the CD conservancy district. The plan commission shall require the use of adequate soil erosion control measures to prevent pollution of surface waters caused by runoff.
 - (2) See article XII of this chapter for additional provisions about erosion control.
- (j) *Plans and specifications to be submitted to the plan commission.* To encourage a manufacturing and industrial environment that is compatible with the residential character of the city, building permits for permitted uses in the I-2 heavy industrial district shall not be issued without review and approval of the city plan commission in accordance with the guidelines set forth in sections 1003--1007 [106-242--106-246]. Such review and approval shall be concerned with general layout, building plans, ingress and egress, parking, loading and unloading, landscaping and open space utilization.

(Ord. No. OR98-24, § I(106.0414), 10-26-1998)