

5.7 I-1 – LIGHT INDUSTRIAL DISTRICT

5.7.01 **INTENT:** This district is designed to provide space for certain commercial and a wide range of light industrial and related uses and structures. Residential and other similar uses are prohibited from this district in order to limit environmental effects associated with certain commercial and industrial uses.

5.7.02 **PERMITTED PRINCIPAL USES AND STRUCTURES:** The following shall be permitted as uses by right:

1. Agriculture, excluding the development and expansion of livestock feeding operations;
2. Agricultural seed cleaning and processing;
3. Animal hospitals;
4. Automobile sales and services;
5. Automotive wash facilities;
6. Blacksmithing and welding shops;
7. Bottling works;
8. Building material sales, except for ready-mix concrete plants and similar uses which emit particulate, odor or smoke;
9. Carpenter, cabinet, plumbing or sheet metal shops;
10. Carpet and rug cleaning and repair services;
11. Communication and utility building and uses;
12. Disinfecting and exterminating services;
13. Dry cleaning, laundering and dyeing services;
14. Dyeing and finishing of textiles;
15. Educational and scientific research services;
16. Electrical sales and services;
17. Equipment rental and leasing services;
18. Farm machinery and equipment – retail;
19. Farm produce sales;
20. Farm supplies – retail;
21. Feeds, grains and hay – retail;
22. Food lockers and storage services;
23. Freight forwarding services;
24. Furniture repair and reupholster services;
25. Fur trading services;
26. Garden centers and nurseries;
27. Gas utility maintenance yard;
28. Light manufacturing operation;
29. Landscape sales and services;
30. Mobile and modular home sales and manufacturing;
31. Motor vehicle body shops, and machinery and automobile repair and services, provided that all work shall be performed and all materials stored in an enclosed building and provided further that all operable or inoperable motor vehicles determined by the Administrative Official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six (6) feet and a visual density of no less than fifty percent (50%);

7. Ethanol plants;
8. Any similar uses that are determined by the City Council after referral to and recommendation by the Planning Commission to be of an industrial use similar to the above listed uses.

5.7.05 SCREENING REQUIREMENTS:

1. Where a site adjoins or is located across an alley from a residential district, a solid wall or fence or compact evergreen hedge six (6) feet in height may be required on the property line common to such districts, except in a required front yard.
2. Open storage of materials accessory to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence.

5.7.06 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as conditional uses shall be prohibited from the I-1 District.

5.7.07 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)*	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted & Conditional Uses	10,000**	75'	25'	10', or 25' when abutting a residential district, street or road	20', or 25' when abutting a residential district, street or road	45'

* Excluding Road R.O.W.

** If with public/community water and sewer, otherwise one (1) acre with any combination of public and private water/sewer systems and 3 acres with both systems being private.

2. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

5.7.08 PARKING REGULATIONS: Parking with the I-1 District shall be in accordance with the provisions of this ordinance.

5.7.09 SIGN REGULATIONS: Signs within the I-1 District shall be in conformance with the provisions of this ordinance. Advertising signs are permitted in accordance with the Nebraska Department of Roads guidelines along applicable highways unless a sign overlay district restricting the type or location of signs has been designated.

5.7.10 PERFORMANCE STANDARDS: Performance standards for industrial uses shall be in conformance with the provisions of Section 9.22 of these regulations.