### I-1 Light Industrial District

The I-1 district is intended primarily for light manufacturing, processing, storage, warehousing, distribution, and similar commercial uses. Regulations are intended to prevent friction between uses within the district and to protect nearby *residential* districts.

**Permitted Uses**

1. Antique stores
2. Art supply stores
3. Arts & crafts schools
4. Arts & crafts studios, galleries & shops; gift shops for the sale of arts & crafts
5. Automobile service & repair establishments including filling stations & repair
6. Banks, credit unions (without drive-through)
7. Bar, cocktail lounge, nightclub (no outdoor entertainment)
8. Barber shops & beauty salons
9. Bed & breakfast
10. Bookshops
11. Cabinet shops (custom)
12. Colleges & universities (non-residential)
13. Commercial parking lots & garages
14. Commercial recreational uses & structures; theaters; bowling alleys, poolrooms, driving ranges, etc.
15. Conference and extended stay lodging facilities
16. Dance studios
17. Daycare; preschool; for infants & children (6 or fewer)
18. Department & discount stores
19. Electrical distribution facilities
20. Electrical substation
21. Electrical switching station
22. Electrical transmission lines
23. Exercise, spas, or gym facilities
24. Fire stations
25. Flea markets
26. Florist shops
27. Funeral homes or mortuaries
28. Furniture stores
29. Hotels, motels, residential suite hotels
30. Kennels
31. Laboratories; research, experimental & testing
32. Light assembly & manufacturing
33. Lodging facilities, conference & extended stay
34. Medical & dental offices & clinics
35. Museums
36. Office equipment sales & service; retail sale of office equipment
37. Offices; business & professional, excluding medical, dental & financial services
38. Outdoor storage lots & yards, except wrecking yards, junkyards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage or second-hand building materials, junk automobiles or second-hand automobile parts
39. Personal care facilities for the elderly
40. Personal service establishments including cleaning & laundry, appliance repair & similar services
41. Pharmacies or apothecary shops
42. Photographers’ studios
43. Police stations
44. Police substations
45. Public parks, playgrounds & playfields
46. Research, experimental and testing laboratories
47. Religious Assembly (all)
48. Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area
49. Restaurant: fast service, take out, no drive-through or drive-up
50. Restaurant; full service with or without incidental alcohol service
51. Retail & service uses intended to serve the primary uses & do not exceed 5,000 square feet
52. Retail establishments not listed elsewhere
53. Sexually oriented businesses (all)
54. Sign Shops
55. Storage - Individual storage areas within a completely enclosed building
56. Storage – Mini-storage units
57. Tailoring & dressmaking shops
58. Theaters non-profit for production of live shows
59. Time share vacation projects
60. Tire recapping & retreading
61. Transit transfer facilities
62. Urban Farm Ground Level
63. Utilities (all, including natural gas regulation station, telephone exchange, water or sewage pumping station, water storage facility)
64. Veterinary establishments, pet grooming
65. Vocational & trade schools (light industrial)
66. Vocational & trade schools (non-industrial)
67. Wholesaling & distribution operations

**Permitted uses that require a** **Special Use Permit** if located within 200 feet of residentially zoned property.

1. Banks, credits unions (with drive-through)
2. Bar, cocktail lounge, nightclub with outdoor entertainment
3. Clubs & lodges (private)
4. Human service establishments
5. Religious educational & charitable institutions (no schools or assembly uses)
6. Restaurant with drive-through or drive-up

**Special Use Permits**

The following uses may be conditionally permitted in I-1 districts subject to a Special Use Permit:

1. Daycare & preschool for infants & children (more than 6)
2. Schools; Elementary & secondary (public & private)
3. Urban Farm Roof Level; Aquaculture; Aquaponics; and Hydroponics
4. Composting

**Accessory Uses**

The following accessory uses are permitted in I-1 districts:

1. Accessory dwelling units
2. Accessory structures, permanent, temporary, or portable, not constructed of solid building materials; covers; accessory structures exceeding 30 inches from the ground
3. Barbecue pits, swimming pools (private)
4. Children play areas & equipment
5. Daycare for infants & children (private)
6. Garages (private)
7. Greenhouses (non-commercial)
8. Home occupations
9. Incidental & subordinate uses & structures
10. Pharmacies, apothecaries, or laboratories accessory to a clinic
11. Residential use ancillary to an approved use