

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CAMDENTON BY AMENDING PRESENT TITLE IV: ZONING CODE, CHAPTER 400: ZONING REGULATIONS, SECTION 400.100: "I-1" LIGHT INDUSTRIAL DISTRICT

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CAMDENTON AS FOLLOWS:

Section 1. That Title IV: Zoning Code; Chapter 400: Zoning Regulations; Section 400.100: "I-1" Light Industrial District:

SECTION 400.100: "I-1" LIGHT INDUSTRIAL DISTRICT

A. The "I-1" Light Industrial District is intended to provide sites for light industrial **and commercial** activities ~~requiring some heavy machinery, which, under control would minimize the effect on nearby residential districts.~~

B. Permitted Uses. The following uses shall be permitted in the "I-1" Light Industrial District:

- 1. Any use permitted in the "C-2" Highway Commercial District.**
- ~~4~~ **2.** Bottling plants.
- ~~2~~ **3.** Manufacture or assembly of medical and dental equipment, drafting, and optical instruments, watches, clocks, toys, musical instruments, novelties, metal stamps, and electrical or electronic apparatus.
- ~~3~~ **4.** Assembly of small component parts for farm implements, aircraft, automobiles and trucks, such as generators and carburetors.
- ~~4~~ **5.** Ice manufacturing plant.
- ~~5~~ **6.** Manufacture and maintenance of electric and neon signs, billboards, commercial advertising structures, light sheet metal products, including heating ventilating ducts and equipment, cornices, eaves, and similar products.
- ~~6~~ **7.** Manufacture, compounding, processing, packaging or treatment of bakery goods, candy, cosmetics, perfumes, pharmaceutical, and toiletries.
- ~~7~~ **8.** Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
- ~~8~~ **9.** Industrial research laboratories.
- ~~9~~ **10.** Other uses which in the opinion of the Commission are of similar character with respect to the emission of dangerous and offensive elements to the uses listed above.
- ~~10~~ **11.** Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard.
- ~~11~~ **12.** The above listed uses are permitted in the "I-1" District as long as the uses are not obnoxious or offensive due to emission of noise, odor, dust, gas, smoke or vibration.

Section 2. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Section 3. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read the first time the 9 day of September, 2014.

Read the second time and passed and approved this 9 day of September, 2014.

ATTEST:

John D. McNabb, Mayor

Renée Kingston, City Clerk, MRCC