

17.52 I-1 Light Industrial District

17.52.010 Description.

The I-1 district is composed of certain lands which may now or at some time be located in proximity to residential areas which are suitable for development by industrial uses with a minimal impact to any residential areas. Such zones will require setbacks and landscaping to insure compatibility with any abutting residential areas. The regulations of this district are intended to provide structural standards, standards of intensity of use and standards of external effects compatible with the surrounding or abutting residential districts. To these ends, development is limited to low intensity, external effects are limited and permitted uses are limited to those manufacturing and wholesaling activities which can be operated in a clean and quiet manner. (Ord. 86-13 §1(part), 1986)

17.52.020 Permitted uses.

No land shall be used or occupied and no structure shall be designed, erected, altered or occupied in any I-1 district except for either one (1) or several of the following uses and lawful accessory uses thereto:

A. Manufacturing, Processing and Fabrication. The manufacturing, processing and/or fabrication as enumerated and limited herein, of any commodity except the following:

1. Abrasives, basic manufacture;
2. Alcoholic distillation;
3. Animal by-products, basic manufacture or processing, to include garbage, offal or dead animal reduction or rendering or dumping thereof and fat rendering or distillation of bones;
4. Bone black, basic manufacture;
5. Brewery;
6. Carbon black and lamp black, basic manufacture;
7. Charcoal, basic manufacture;
8. Chemicals, heavy or industrial including acids basic manufacturer or processing;
9. Cinder and cinder block, basic manufacturing or fabrication;
10. Clay and clay products, basic manufacture or fabrication;
11. Coal or coke, manufacture or processing;
12. Concrete and concrete products, manufacture or fabrication (processing or

mixing);

13. Detergents; soaps and by-products, using animal fat, basic manufacture;
14. Electric power generator station;
15. Explosives, manufacture;
16. Fermented fruits and vegetable products, manufacture;
17. Fertilizers, manufacture or processing;
18. Fungicides, manufacture;
19. Gases, other than nitrogen and oxygen, manufacture;
20. Glass, basic manufacture;
21. Glue and size, manufacture;
22. Grain milling;
23. Graphite, manufacture;
24. Gypsum cement, lime, plaster of Paris, and other forms of plaster base, manufacture;
25. Insecticides, manufacture;
26. Insulation, flammable type, manufacture or fabrication;
27. Matches, manufacture;
28. Metals, milling, extraction or smelting of ore;
29. Metal ingots, pigs, casting, sheets or bars, manufacture;
30. Oil and fats, animal and vegetable manufacture;
31. Paints (nonwater based), pigments, enamels, japans, lacquers, putty, varnishes, whitening and wood fillers, manufacture or fabrication;
32. Paper pulp and cellulose, basic manufacture;
33. Paraffin manufacture;
34. Petroleum and petroleum products, manufacture, processing or refining;
35. Portland and similar cements, manufacture;

36. Rubber, manufacture, processing or reclaiming;
37. Sawmill or planing mill;
38. Serums, toxins, viruses, manufacture;
39. Stock yards, feeding yards or animal slaughtering;
40. Sugar and starches, manufacture;
41. Tannery;
42. Turpentine, manufacture;
43. Wax and wax products, manufacture;
44. Wood preserving by creosoting or other pressure impregnation of wood by preservatives.

B. Sale at Wholesale or Storage. The sale at wholesale and/or storage of any commodity, except:

1. Live animals;
2. Commercial explosives;
3. Aboveground bulk storage of flammable liquids or gases, unless and only to the extent that such storage of liquids or gases is directly connected to energy or heating devices on the premises.

C. Laboratory.

D. Office.

E. Bank.

F. Public facilities.

G. 1. Parking or storage of motor vehicles outside; need not be enclosed by opaque screening, but any unenclosed portion must meet all specifications for maintenance of off-street parking spaces;

2. Towing services, trash removal operations, wrecked, junked or abandoned vehicle storage or similar uses are not permitted, EXCEPT:

- a. A towing service may operate in this zone, dealing with wrecked, abandoned or inoperable vehicles, ONLY IF no more than eight (8) such vehicles are stored outside at any one (1) time and these vehicles must be screened from adjacent properties by a minimum six-foot-high opaque fence.

- H. Railroad track including main track, lead track and spur track.
- I. Repair, rental and servicing. The repair, rental and servicing of any commodity. All of these operations must be fully screened from view from adjacent properties by an approved treatment which may include landscaping, decorative walls and/or fencing.
- J. Small animal hospitals or clinics.
- K. Dog kennel.
- L. Ambulance service.
- M. Feed stores, lumberyards, wood yards and similar yards.
- N. Terminal for public transit vehicles.
- O. Mini storage garages, to include a dwelling unit for a resident manager/caretaker.
- P. Clubs, lodges, fraternal and service organizations.
- Q. Motor freight terminal and contractor yard for vehicles, equipment, materials and/or supplies which comply with all of the following conditions:
 - 1. Is properly graded for drainage and maintained in good condition, free of weeds, dust, trash and debris; and
 - 2. Is provided with entrances and exits so located as to minimize traffic congestion.
- R. Sexually oriented business as defined, licensed and regulated by Chapter 17.67 of this Title.
- S. Accessory uses (see Section 17.66.200). (Ord. 98-18 §1(part), 1998; Ord. 95-02 §1(part), 1995; Ord. 93-31 §2, 1993; Ord. 91-24 §1(part), 1991; Ord. 86-13 §1(part), 1986)

17.52.030 Uses by special review.

- A. Uses permitted by special review in any I-1 district shall be as follows:
 - 1. Restaurant;
 - 2. Child care centers;
 - 3. Grocery stores;
 - 4. Trade schools/occupational training;
 - 5. Vehicle sales and service;
 - 6. Churches, synagogues and other religious institutions; and
 - 7. General retail sales.
 - 8. Indoor/outdoor recreational facility.
- B. Same as B-1 district, Section 17.40.030B.
- C. In situations, such as condominiums, where there are common walls between uses, the applicant for a use by special review is responsible for any additional firewall construction as required by the Uniform Building Code, rather than any permitted use being responsible for additional construction. (Ord. 2006-43 §2, 2006; Ord. 95-02 §1(part), 1995; Ord. 91-22 §2(part), 1991; Ord. 86-13 §1(part), 1986)

17.52.040 Development standards.

The following development standards shall apply:

- A. Maximum lot coverage: forty percent (40%) of lot area;
- B. Minimum side yard: five (5) feet;
- C. Minimum front yard: fifteen (15) feet from the front property line;
- D. Minimum rear yard: twenty (20) feet;
- E. Maximum height of buildings: thirty-five (35) feet. (Ord. 86-13 §1(part), 1986)