Chapter 15.20 - I-1/LIGHT INDUSTRIAL DISTRICT

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15.20.010 Statement Of Intent

The I-1 district is intended to provide for the development of light manufacturing and industrial areas. This district also accommodates a mixture of commercial services and light industrial uses with relatively limited external effects.

(Ord. 5366 § 3 (part), 1998)

15.20.020 Principal Uses

The following principal uses shall be permitted in an I-1 district:

1. Agricultural sales and service;
2. Auction;
3. Auction indoor;
4. Automobile repair, minor and major;
5. Automobile sales and rental;
6. Automobile service establishment;
7. Building material, sale and storage;
8. Business, professional office;
9. Business service establishment;
10. Commercial storage;
11. Consumer service establishment;
12. Contractor shop;
13. Equipment sales and rental;
14. Financial services;
15. General government use;
16. Governmental maintenance facility;
17. Greenhouse, commercial;
18. Hotel/motel;
19. Kennel, commercial;
20. Local utility service;
21. Manufacturing, light;
22. Private parking lot;
23. Public parking lot;
24. Public safety services;
25. Retail shopping establishment;
26. Tavern;

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27. Warehousing and distribution, limited;
28. Consumer fireworks sales;
29. Small alcohol production facility;
30. Automobile sales and rental, indoor.

(Ord. 5557 § 1, 2001)

(Ord. No. 6147, § 1, 2-13-2012; Ord. No. 6334, § 1, 6-11-2018; Ord. No. 6345, § 1, 8-13-2018)

15.20.030 Conditional Uses

The following conditional uses shall be permitted in an I-1 district in accordance with the requirements set fogy in CBMC 15.27:

1. Correctional placement residences;
2. Day care services;
3. Detention facility;
4. Equipment repair;
5. Truck service establishment;
6. Truck terminal.

(Ord. 5557 § 2, 2001)

15.20.040 Accessory Uses

The following accessory uses shall be permitted in an I-1 district: (1) Uses of land or structure customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.

(Ord. 5366 § 3 (part), 1998)

15.20.050 Site Development Regulations

Minimum Lot Size

Lot area	10,000 square feet
Lot width	75 feet
Lot depth	100 feet
Minimum Setbacks	**All Structures**

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Front yard	25 feet
Interior yard	10 feet
Street side yard	15 feet
Rear yard	10 feet
Maximum height	50 feet (150 feet*)
Lot coverage, all structures	60% maximum

*Maximum Height: One hundred fifty (150) feet, including any and all items, fixtures, mechanicals, etc. that may be attached to the structure roof; provided, however, that on parcels of land which in the aggregate are more than fifty (50) acres in size and that immediately abut an I-2 general industrial district, and are not adjacent to residentially zoned property, (i) title to the land shall be consolidated in one person or entity or controlled through affiliates or subsidiaries by one person or entity; and (ii) for every one foot in height in excess of fifty (50) feet, the minimum yard setbacks shall be increased by one foot.

(Ord. 5366 § 3 (part), 1998)

(Ord. No. 6223, § 1, 1-12-2015; Ord. No. 6233(Corr.), § 1, 4-7-2017)

15.20.060 Additional Regulations

1. No tavern or small alcohol production facility shall be located within two hundred (200) feet of any school or religious building, public park, or any conforming residential use. Distance shall be measured between the closest points from lot line to lot line.
2. Consumer fireworks sales from a temporary structure shall not be located within three hundred (300) feet of a residential structure.

(Ord. 5366 § 3 (part), 1998)

(Ord. No. 6334, § 1, 6-11-2018; Ord. No. 6345, § 1, 8-13-2018)

15.20.070 Signs

Signage in this district shall comply with CBMC 15.33, Signs.

(Ord. 5366 § 3 (part), 1998)

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