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.

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

1. Agricultural sales and service
2. Auction (Ord. 6147, Sec. 1, 2/13/12)
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

10.a. Consumer fireworks sales

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

27. Warehousing and distribution, limited (Ord. 5557, Sec. 1, 3/26/01)

15.20.030 Conditional uses. The following conditional uses shall be permitted in an I-1 district in accordance with the requirements set forth in Chapter 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, Sec. 2, 3/26/01)

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.

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
Front yard:	25 feet
Interior yard:	10 feet
Street side yard:	15 feet
Rear yard:	10 feet
Maximum height:	50 feet (150 feet*) (Ord. #6223, Sec 1, 1/12/15) (Od. #6223, Sec 1, Corrected 4/7/17)
Lot coverage – all structures:	60% maximum

*Maximum Height: 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 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 50 feet, the minimum yard setbacks shall be increased by one foot.

15.20.060 Additional regulations.

1. No tavern shall be located within two hundred 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 300 feet of a residential structure.

15.20.070 Signs. Signage in this district shall comply with Chapter 15.33 "Signs". (Ord. #5366, Sec. 3, 2/23/98)