

SECTION 3.27**I-1 LIGHT INDUSTRIAL**

3.27.010

Definition.

A district to provide areas for light industrial uses and service uses that typically do not create objectionable by-products (such as dirt, noise, glare, heat, odors, smoke, etc.), which extend beyond the lot lines. It is also intended that the encroachment of non-industrial uses within the district be prevented other than those listed herein.

3.27.020

Permitted Uses (I-1), Light Industrial.

1. Accessory apartments.
2. Animal related services such as pet grooming and training, veterinary clinics and animal hospitals, taxidermy, aviaries and farrier services.
3. Art foundries.
4. Auction yard, without livestock.
5. Automobile, RV, watercraft (new and used) and accessory sales.
6. Automobile service stations.
7. Boat sales, new and used.
8. Bus stations.
9. Car washes.
10. Cellular towers.
11. Churches and other places of worship.
12. Contractors' storage yards and building supply outlets.
13. Day care centers.
14. Direct mailing and telemarketing.
15. Farm equipment sales.
16. Feed, seed and farm supply, including grain elevators.
17. Financial institutions.
18. Food stores, supermarkets, and delicatessens.
19. Health clubs.
20. Heating, ventilation, air conditioning and plumbing sales, service and repair.
21. Heavy equipment sales, rental and service.
22. High tech industrial business.
23. Hotels, motels.
24. Janitorial service.
25. Light assembly and manufacturing, fabrication and processing, repairing, packing, storage facilities, warehousing and distribution of products and equipment provided that such uses do not produce objectionable impacts beyond the lot lines and do not involve materials that are explosive, hazardous or toxic. Examples of such uses would include but are not limited to the following:
 - A. Automobile, bus, truck, boat and equipment washing, detailing, repairing, service and storage.
 - B. Manufacture of products such as clothing; furniture; fabricated wood, glass, plastic and metal products; leather and leather goods; medical, dental and optical products and equipment and boat building.
 - C. Processing and manufacturing of food such as baked goods, dairy products, alcoholic beverages and beverage manufacturing and bottling.
 - D. Repair of equipment and consumer items such as appliances, clocks and watches, lawn and garden equipment, computers, televisions, shoes, and furniture.

- E. Storage and warehousing such as mini-storage, boat and vehicle storage.
- 26. Lodges and fraternal and social organizations, provided that any such establishment shall not be conducted primarily for gain.
- 27. Lumber yards, building materials; storage and sales.
- 28. Manufactured home sales and storage.
- 29. Nurseries and landscape materials, wholesale and retail.
- 30. Offices.
- 31. Parcel delivery services.
- 32. Parks and publicly owned recreational facilities.
- 33. Public transportation shelter stations.
- 34. Public utility service installations. (A minimum of five feet of landscaped area shall surround such building or structure.)
- 35. Quasi-public buildings (fire stations, government offices, etc.)
- 36. Radio and television broadcast stations.
- 37. Recreational facilities, high-impact.
- 38. Recreational facilities, low-impact.
- 39. Recreational vehicle parks.
- 40. Recycling drop-off stations.
- 41. Rental stores and yards.
- 42. Research laboratories and institutions.
- 43. Retail sales and services.
- 44. Restaurants.
- 45. Security guard services.
- 46. Theaters, housed in permanent indoor structures.
- 47. Tire recapping and retreading.
- 48. Truck terminals.
- 49. Wholesale trade and warehousing.

3.27.030

Conditional Uses (I-1).

- 1. Auction yards, livestock.
- 2. Automobile wrecking yards, junkyards, salvage yards.
- 3. Colleges, business schools, trade schools, music conservatories, dance schools.
- 4. Commercial caretaker's facility in a detached accessory building in conjunction with a business.*
- 5. Commercial recreation areas.
- 6. Communication towers/masts.
- 7. Convention hall facilities.
- 8. Electrical distribution systems.
- 9. Golf driving ranges and putting courses.
- 10. Landfills, sanitary for disposal of garbage and trash.
- 11. Mini-storage, RV storage.
- 12. Mortuaries.
- 13. Radio and television broadcast stations.
- 14. Recycling processing plants.
- 15. Small wood product processing with five (5) or less employees.
- 16. Taverns.
- 17. Temporary buildings or structures.*
- 18. Water storage facilities.

*Administrative Conditional Use Permit (See Section 2.06.045)

3.27.040

Bulk and Dimensional Requirements (I-1).

1. Minimum Lot Area: 7,500 sq. ft.
2. Minimum Lot Width: 75 feet.
3. Setbacks:
 - A. Minimum Yard Requirements:

Front:	20 feet.
Side:	10 feet each.
Side Corner:	20 feet.
Rear:	20 feet.
 - B. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.
 - C. Increase yard requirements as follows when property fronts:

County Road:*	20 feet.
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* Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan.
4. Maximum Height: 40 feet.
5. Permitted Lot Coverage: Not applicable.
6. Maximum Fence Height:

Front:	10 feet.
Side:	10 feet.
Rear:	10 feet.
7. Off-Street Parking: See Chapter VI-Parking and Loading.