

Chapter 17.40 – Industrial “I” zone

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17.40.010 Permitted uses.

Permitted uses in the industrial I zone are:

- Artificial limb manufacture;
- Automobile painting, upholstering, repairing, reconditioning and body and fender work when done within the confines of a structure;
- Bakeries, wholesale;
- Beverage bottling and distributing stations;
- Blacksmith shops;
- Box manufacturing;
- Broom manufacturing;
- Building equipment, building materials, lumber, coal, sand and gravel yards, and yards for contracting equipment, maintenance or operating equipment of public agencies or public utilities, or materials or equipment of similar nature;
- Bus line shops and garages;
- Canvas goods fabrication;
- Carpet and rug cleaners;
- Carting, express hauling or storage yards;
- Cement block manufacture, when done wholly within a building;
- Chick hatcheries;
- Cleaning and dyeing establishments;
- Clothing and dress manufacturing;
- Creameries;
- Drapery and bedding manufacturing;

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- Electrical appliance and electronic instrument assembly;
- Food processing and dehydrating for human consumption, but not including the processing of sauerkraut, fish products, gelatin, sausage casings from animal products, starch, dextrin, glucose, sugar, vinegar, yeast and the rendering or refining of fats and oils;
- Furniture manufacturing and upholstering;
- Grain elevators;
- Greenhouses, wholesale growers;
- Heating and sheet metal fabrication
- Ice cream and ice manufacturing;
- Laundries, more than one thousand pounds daily capacity;
- Laboratories for scientific experiments;
- Machine shops and metal products manufacturing, when not equipped with heavy punch presses, drop forges, screw machines, riveting machines or any other equipment which may create vibrations or noise disturbing to adjacent property occupants;
- Plastic product manufacturing, but not including the processing of the raw materials;
- Printing, binding and publishing of periodicals, books and reading matter;
- Printing of tags, forms, calendars and other products for commercial use;
- Public utility electric substations and distribution centers, gas regulation centers and underground gas holder stations;
- Recreational Vehicle Parks
- Storage of household goods;
- Storage and sale of automobiles, trailers, farm implements and equipment and other similar equipment on an open lot;
- Storage and warehouses;
- Storage of flammable liquids, fats or oil in tanks, each of fifty thousand gallons or less capacity, but only after the location and protective measures have been approved by local governing officials;
- Stone, marble and granite grinding and cutting;
- Tool and die shops;
- Truck or bus storage yards, but not including truck terminals;
- Upholstering;
- Window shade manufacturing

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- The manufacture of cosmetics and pharmaceuticals;
- The manufacture, compounding, assembling or treatment of articles of merchandise from the following list of previously prepared materials: Bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, furs, glass, hair, horn, tanned leather, paper, plastics, precious or semiprecious metals or stones, shell, textiles, wood (excluding planer mills) and yards;
- The manufacture of pottery and figurines or any other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas;
- Any other manufacturing establishment that can be operated without creating objectionable noise, odor, dust, smoke, gas fumes or vapor and that has a use compatible with the use and occupancy of adjoining properties. (Prior code §4-4-11 (A)).

17.40.015 Conditional Uses.

The planning commission may, after notice and public hearing, permit the following uses where such uses are deemed essential or desirable to the public convenience or welfare. The commission shall have the authority to impose such conditions and safeguards, as it deems necessary to protect the best interests of the surrounding property or neighborhood from damage, hazard, nuisance or other detriment:

- Broadcasting tower for radio or television;
- Grain elevator and bulk storage such as for potatoes, hay and other similar uses;
- Gravel pits
- Railroad box cars, motor vehicle cargo containers or other containers normally used for the shipment of freight, cargo or other items, by rail, ship or motor vehicular transportation, wherein the applicant desires to cause the same to be located upon property within the city for storage or other purposes. Said containers are specifically prohibited from being located within any other zone within the County;
- Security residence for watchman or guard or for other operational needs
- Sewerage treatment plant and similar facilities;
- Storage, for wholesale or for distribution in bulk, of any flammable liquid above or below ground;

Other uses deemed similar by the City to the uses above may be considered under a Conditional Use application.

17.40.020 Building height.

No building or structure shall be erected or structurally altered to exceed a height of three stories nor shall it exceed forty-five feet in height except as provided in Section 17.16.030. (Prior code §4-4-11(B))

17.40.030 Area requirements generally.

The maximum ground area occupied by all buildings shall be not more than seventy-five percent of the area of the lot or tract on which a building permit has been issued. (Prior code §4-4-11(C) (part))

17.40.040 Front yard.

There shall be a front yard having a depth of not less than fifty (50) feet wherein there shall be no structure of any kind, open storage of neither materials nor equipment. (Prior code §4-4-11(C)(1))

17.40.050 Side yard.

There shall be a minimum side yard of not less than five feet and a combined total of not less than fifteen feet on both sides of the building or buildings; but where the property is adjacent to a residence zone there shall be a side yard of not less than twenty-five (25) feet on the side nearest to the residential lots. The parking of private automobiles may be permitted within the side yard areas, but not closer than five feet to any lot zones for residential use. (Prior code §4-4-11(C) (2))

17.40.060 Rear yard.

A rear yard is not required except where a lot abuts upon a residence zone in which case there shall be a rear yard of not less than twenty-five feet, and no materials or equipment shall be stored within the twenty-five feet to any residential lot or lots. (Prior code §4-4-11 (C) (3))