

Chapter 17.40 – Industrial “I” zone

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17.40.010 Permitted uses.

Permitted uses in the industrial “I” zone are those that are consistent with industrial business and industry like heavy truck and equipment traffic, heavy manufacturing, storing hazardous chemicals, industrial processes, warehousing, and other uses consistent with typical industrial trade as approved by City Council. Residential uses in any industrial zoned property are strictly prohibited. All uses in industrial zoning shall be subject to obtaining a permit for that use which is subject to additional controls, requirements and inspections as specified in the permit.

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, may be permitted for storage or other purposes on industrial zoned property. All containers shall require an approved conditional use permit prior to placement upon any industrial property. Placement location of containers shall meet all the requirements of Sections 17.40.030, 17.40.040, 17.40.050, 17.40.060, and shall only be placed one unit high, at ground level on a concrete, gravel or similar foundation. Stacking of containers is prohibited. Containers can become a visual blight upon the city and adjacent residential areas. Means for reasonable visual occlusion from public view, through positioning or other coverage, shall be required to be provided and maintained for the duration of the placement of the container and shall be included in the application submission.

Automobile parking space shall be provided as required in Section 17.48.

17.40.015 Conditional Uses.

The planning commission may, after notice and public hearing, permit additional uses that are not necessarily consistent with the approved uses but 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, the neighborhood, or the city from damage, hazard, nuisance or other detriment.

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))

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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))