

INDUSTRIAL

Article 25. Heavy Industrial Zone (I-1)

Sec. 9-2.2501. Purpose (I-1).

The purpose of the Heavy Industrial Zone (I-1) is to provide for industry where access is available to transportation routes, transportation facilities, and public service facilities and where surrounding land use and the environmental setting will permit most industrial uses without major adverse impacts.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2502. Uses (I-1).

(a) The following uses shall be permitted in the Heavy Industrial Zone (I-1) subject to site development review as set forth in Article 11.3 of this chapter:

- (1) Assembly, building supply, manufacturing, processing, electric generation, junk yards, salvage operations, public utility facilities, heavy equipment sales, heavy equipment services, storage, and transport stations;
- (2) Retail sales and wholesaling when associated with and appurtenant to a use permitted in subsection (1) of this subsection or subsection (b) of this section;
- (3) One dwelling unit, including additional quarters, when in conjunction with an industrial use; and
- (4) Child day care homes and limited child day care homes.

(b) The following uses shall be permitted subject to the issuance of a special use permit.

- (1) Mining and public service facilities; and
- (2) Permitted uses which exceed the height limitations.

(c) Telecommunications facilities in the Heavy Industrial Zone (I-1) shall be as permitted in Section 9-2.4105, Permits Required, of Article 41, Telecommunications, of this chapter, except as exempted under Section 9-2.4106, Exemptions, of Article 41, Telecommunications, of this chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 21, Ord. 86-623, eff. February 6, 1986, and § 2, Ord. 94-832, eff. June 9, 1994, and § 1, Ord. 00-930, eff. May 4, 2000; § 1 (Exh. A), Ord. 2019-1116, eff. February 22, 2019; § 5 (Exh. A), Ord. 2019-1121, eff. November 14, 2019)

Sec. 9-2.2503. Height (I-1).

No timber product manufacturing structure in the Heavy Industrial Zone (I-1) shall exceed 125 feet in height; no other structure shall exceed seventy-five (75') feet in height, except for dwelling units which shall not exceed thirty-five (35') feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2504. Area, width, and coverage (I-1).

(a) The minimum net lot area in the Heavy Industrial Zones (I-1) shall be 10,000 square feet.

(b) The minimum width shall be sixty (60') feet.

(c) The maximum building coverage shall not exceed seventy (70%) percent of the lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985; § 1 (Exh. A), Ord. 2019-1122, eff. November 14, 2019)

Sec. 9-2.2505. Yards (I-1).

The minimum yard requirements in the Heavy Industrial Zone (I-1) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: not less than twenty (20') feet; and
- (b) Side and rear yards: none, except ten (10') feet for yards adjacent to a residentially zoned parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 13, Ord. 04-998, eff. Feb. 5, 2004; § 1 (Exh. A), Ord. 2018-1114, eff. November 8, 2018)

Sec. 9-2.2506. Parking and loading (I-1).

Parking and loading in the Heavy Industrial Zone (I-1) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2507. Signs (I-1).

(a) Signs in the Heavy Industrial Zone (I-1) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(b) Business signs shall be permitted, the total face of which does not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each street frontage treated separately, except that each frontage shall be allowed at least thirty-two (32) square feet.

(c) Subject to the issuance of a special use permit, one additional self-supporting sign structure shall be permitted with a total face area not to exceed 200 square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 21, Ord. 86-623, eff. February 6, 1986)

Article 26. Light Industrial Zone (I-2)

Sec. 9-2.2601. Purpose (I-2).

The purpose of the Light Industrial Zone (I-2) is to provide for light industry where access is available to transportation routes, transportation facilities, and public service facilities and where surrounding land use and the environmental setting will permit most light industrial uses without major adverse impacts.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2602. Uses (I-2).

- (a) The following uses shall be permitted in the Light Industrial Zone (I-2) subject to site development review as set forth in Article 11.3 of this chapter:
 - (1) Assembly, manufacturing, and processing which are based upon materials which are already in processed form;
 - (2) Building supply, car wash, storage, transport stations, warehousing, wholesaling, public utility facilities, vehicle sales, and vehicle services;
 - (3) Retail sales when associated with and appurtenant to a use permitted by subsections (1) and (2) of this subsection and subsection (b) of this section;
 - (4) One dwelling unit, including additional quarters, when in conjunction with an industrial use; and
 - (5) Child day care homes and limited child day care homes.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
 - (1) Junk yards, salvage operations, heavy equipment services, places of assembly, and public service facilities.
- (c) Telecommunications facilities in the Light Industrial Zone (I-2) shall be as permitted in Section 9-2.4105, Permits Required, of Article 41, Telecommunications, of this chapter, except as exempted under Section 9-2.4106, Exemptions, of Article 41, Telecommunications, of this chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985, amended by § 22, Ord. 86-623, eff. February 6, 1986, § 2, Ord. 94-832, eff. June 9, 1994, § 2, Ord. 99-915, eff. June 3, 1999, § 1, Ord. 99-926, eff. January 13, 2000, and § 1, Ord. 02-965, eff. May 21, 2002; § 1 (Exh. A), Ord. 2019-1116, eff. February 22, 2019; § 5 (Exh. A), Ord. 2019-1121, eff. November 14, 2019)

Sec. 9-2.2603. Height (I-2).

Timber product manufacturing structures shall not exceed 125 feet in height, no other structures shall exceed seventy-five (75') feet in height, except for dwelling units, which shall not exceed thirty-five (35') feet.
(§ 3, Ord. 84-593, eff. January 3, 1985; § 1 (Exh. A), Ord. 2019-1122, eff. November 14, 2019)

Sec. 9-2.2604. Area, width, and coverage (I-2).

- (a) The minimum net lot area in the Light Industrial Zone (I-2) shall be 10,000 square feet.
- (b) The minimum width shall be sixty (60') feet.
- (c) The maximum building coverage shall not exceed seventy (70%) percent of the lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985; § 1 (Exh. A), Ord. 2019-1122, eff. November 14, 2019)

Sec. 9-2.2605. Yards (I-2).

The minimum yard requirements in the Light Industrial Zone (I-2) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

- (a) Front yards: none, except ten (10') feet for yards adjacent to a residentially zoned parcel; and
- (b) Side and rear yards: none, except ten (10') feet for yards adjacent to residentially zoned parcels.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 1, Ord. 91-762, eff. December 13, 1991, and § 1, Ord. 01-952, eff. September 20, 2001; and § 15, Ord. 04-998, eff. Feb. 5, 2004; § 1 (Exh. A), Ord. 2018-1114, eff. November 8, 2018)

Sec. 9-2.2606. Parking and loading (I-2).

Parking and loading in the Light Industrial Zone (I-2) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.2607. Signs (I-2).

- (a) Signs in the Light Industrial Zone (I-2) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).
- (b) Business signs shall be permitted, the total face area of which does not exceed ten (10%) percent of the building front square footage nor 200 square feet, whichever is less, for each street frontage treated separately, except that each frontage shall be allowed at least thirty-two (32) square feet.
- (c) Subject to the issuance of a special use permit, one additional self-supporting sign structure shall be permitted with a total face area not to exceed 200 square feet.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 22, Ord. 86-623, eff. February 6, 1986, and Ord. 86-643, eff. November 6, 1986)