

Chapter 20.36

IL - INDUSTRIAL, LIGHT DISTRICT

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20.36.010 **Purpose.** The light industrial district is provided for certain non-objectionable manufacturing and industrial uses, warehousing, distribution operations and certain retail uses necessary to serve the district. (Ord. 765, September 2003.)

20.36.020 **Permitted Uses.** The following uses are permitted subject to conformance to applicable regulations situated below and elsewhere in the zoning title:

- A. Warehousing, storage and packing of items other than hazardous chemicals, solids or gases.
- B. Truck, trailer, mobile home, auto and farm implements, sales, service, repair, and rental establishments.
- C. Lumber and other building materials, sales and storage yards.
- D. Public utility service, corporation and contractors yards for storage of equipment and materials.
- E. Plumbing, heating, machine welding, plating, electrical, printing, carpentry, blacksmith, sheet metal, fabricators and similar shops to include sales, service and repair.
- F. Foundry casting of nonferrous metals not causing noxious fumes or odors.
- G. Automobile repair garages, body and fender shops, service stations, auto wash and steam cleaning.
- H. Commercial and industrial laundries and dry cleaning plants.
- I. Veterinary clinic or kennel.
- J. Eating and drinking establishments and drive-in facility for food and drink.
- K. Industrial, scientific research and development laboratories, research centers, compatible science based industrial and manufacturing facilities.
- L. Any other similar and compatible use determined by the planning commission to be of the same general character as the above.
- M. Residence for night watchman.
- N. Wireless Communication Facility.

- O. Wineries. (Ord. 853, February 2009; Ord. 765, September 2003.)

20.36.030 **Conditional Uses.** The following uses are permitted subject to approval of a conditional use permit:

- A. Grain storage facility.
- B. Port facility.
- C. Petroleum products storage or distribution facility.
- D. Heliport.
- E. Milling, hot-mix asphalt plants and concrete mixing plants.
- F. Mining or extraction of rock, stone, gravel, sand, earth and other minerals.
- G. Any similar and compatible use not specifically permitted in this district.
- H. Marijuana businesses including production or processing subject to the compliance with the provisions and standards set forth in Section 20.60.290 of this Code. (Ord. 956, Dec. 2016; Ord. 861, Sept. 2009; Ord. 765, Sept. 2003.)

20.36.040 **Development Standards.** The development standards for the IL district shall be as follows:

- A. Site plan approval is required for each new use or structure or expansion of an existing use or structure.
- B. Yards:
 - 1. Street Frontage. There shall be a setback of five feet from any existing street frontage property line; provided, however, the five-foot setback shall apply only to the street floor. If the city engineer requires the deeding of additional right-of-way, as provided in Section 12.04, then the five foot setback shall be from the newly established property line. The five foot setback shall be maintained in at least one of the following manners, or some comparable manner.
 - a. Improve with asphalt, concrete, or some other comparable dust free and weed free material.
 - b. Landscape with an adequate type and amount of landscape material to prohibit dust and the growing of weeds. An adequate means of irrigation shall also be provided.
 - c. Take necessary steps to prohibit the growing of weeds, or the collection or accumulation of debris.
 - 2. Side and Rear Yard. Where an IL district abuts an R district, the abutting side or rear yard shall be a minimum of twenty-five feet.
- C. Maximum building height: None.

- D. Off-street parking shall be as provided in Sections 20.57.010 through 20.57.130. (Ord. 765, September 2003.)

20.36.050 **Limitations on Use.**

- A. In general, all those uses which may be obnoxious or offensive due to emission of noise, smoke, odor, dust, or gas are prohibited.
- B. Materials shall be stored and grounds shall be maintained in a manner such as will assure access by fire equipment and so as not to create a nuisance.
- C. Materials shall be stored and grounds shall be maintained in a manner, which will not attract or aid the propagation of insects or rodents or otherwise create a health hazard.
- D. All service, processing and storage areas abutting any R district shall be within a completely enclosed building or screened from view by a permanently maintained sight-obscuring fence at least six feet in height on the abutting side; provided, however, that where the abutting side is a street, this screening requirement need not apply.
- E. Access from a public street to properties in an IL zone shall be so located as to minimize traffic congestion and avoid directing traffic onto residential streets.
- F. Building entrances, openings, or other architectural features adjacent to a residential or other commercial zone shall be prohibited if they cause glare, excessive noise, or otherwise adversely affect the use or value of the adjacent property.

Prior to issuance of a building permit, the city may require evidence that adequate controls, measures or devices have been provided to insure and protect the public interest, health, comfort, convenience, safety and general welfare from the above nuisances. Where technical complexity or extraordinary expense make it unreasonable for the city to maintain the personnel or any equipment necessary to determine if appropriate safeguards are being taken to assure compliance with the above requirements, the city, at the applicants expense, may call in properly qualified experts to make such determinations. (Ord. 765, September 2003.)