

7.2.107 INDUSTRIAL (I)

7.2.107.01 Purpose

The purpose of the I Zone is to provide areas suitable for warehousing, primary and secondary processing, packaging, fabricating of finished goods and equipment with related outdoor storage and incidental sales. The Industrial zone is appropriate in those areas designated Industrial in the Comprehensive Plan where the location has access to an arterial street or highway and where the noises, lights, odors, and traffic will not conflict with residential areas.

7.2.107.02 Permitted Uses

The following uses, when developed under the applicable development standards in this Zoning Code, are permitted in the I zone:

- A. Dwelling for a caretaker or watchman on the premises being cared for or guarded.
- B. Commercial activities:
 - 1. Vehicle repair and maintenance, including electric motor repair, paint and body shop, tire recapping and similar automotive repair facilities.
 - 2. Warehouse for short term storage, including mini-warehouse.
 - 3. Lumber yard and contracting supplies for lumber, stone, masonry or metal.
 - 4. Special trade contracting facilities, such as; floor laying, building equipment, masonry and stone, plumbing, electrical, metal work or painting.
 - 5. Cabinet shop.
 - 6. Tractor, farm equipment, heavy construction equipment, and logging equipment, rental, sales and service.
 - 7. Welding and blacksmith shop.
 - 8. Machine shop, and sales, service and repair of machinery
- C. Manufacturing and Assembly, Secondary Processing
 - 1. Food processing, including canning, freezing, drying, dairy products and similar food processing and preserving, beverage bottling facility, including warehousing and distribution. BUT EXCLUDING processes which involve the slaughter of animals.
 - 2. Textile mill products including apparel and other finished products made from fabrics and similar materials.
 - 3. Furniture and fixtures including retail wood products.
 - 4. Printing, publishing, and allied industries.
 - 5. Rubber and miscellaneous plastics.

6. Leather and leather goods (31) BUT EXCLUDING leather tanning and finishing.
 7. Cement, glass, clay and stone products manufacturing.
 8. Fabricated metal products, BUT EXCLUDING metal forgings, metal plating, coating and engraving, ordnance and accessories.
 9. Electrical and electronic equipment, machinery and supplies BUT EXCLUDING storage batteries and primary batteries, dry and wet.
 10. Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks.
 11. Freight terminals, including loading docks, storage, warehousing and wholesale distribution, cold storage lockers and similar personal storage facilities such as mini-storage warehouses.
- D. Wholesale trade and distribution facilities, BUT EXCLUDING trade and distribution involving:
1. Metals and minerals
 2. Machinery and equipment
 3. Scrap and waste material
 4. Farm-product raw materials
 5. Chemicals and allied products
 6. Petroleum and petroleum products

7.2.107.03 Special Permitted Uses

The following uses, when developed under the applicable standards in the Code and special development requirements, are permitted in the I zone:

- A. Partitions, subject to the provisions in Section 7.2.307.
- B. Subdivision, subject to the provisions in Section 7.2.307.
- C. Accessory structures and uses prescribed in Section 7.2.203 and subject to the provisions in Section 7.2.309.
- D. Small wind energy systems, subject to the provision in Section 7.2.413.
(Added ORD 608 effective 10/06/11)

7.2.107.04 Conditional Uses

The following uses shall require a Conditional Use permit:

- A. Recycling depots, excluding composting.
- B. Wrecking, demolition, junk yards.
- C. Battery manufacture, sales and service.

- D. Petroleum products storage and distribution, including asphalt plants.
- E. Feed and seed facilities, grain elevators and storage; including agricultural chemical, fertilizer, insecticide storage and distribution
- F. Chemical manufacturing including agricultural chemicals, fertilizers and insecticides.
- G. Manufacture of primary and secondary wood products, including sawmills, paper and allied products.
- H. Auction yard.
- I. Park and Ride Lot: Parking spaces cannot count as required parking or be used for vehicle storage. *(Added Ordinance 589, Effective 3/2/09)*
- J. All uses not specifically identified as a permitted use in, or specifically excluded from, Section 7.2.107.02 or Section 7.2.107.03 may be established by a conditional use permit. *(Added Ordinance 589, Effective 3/2/09)*
- K. Wireless Communication Facility, subject to the provisions in Section 7.2.412. *(Amended ORD 608 effective 10/06/11)*
- L. Marijuana Producers, Marijuana Processers, Marijuana Wholesalers, and Marijuana Retailers, subject to the provisions in Section 7.2.416. *(Amended Effective 06/06/16, Ordinance 633)*

7.2.107.05 Dimensional Standards

A. Lot Dimension and Height Requirements

- 1. Lot Size. The parcel size shall be adequate to comply with setback requirements and applicable development standards.
- 2. Maximum Height. 45 feet.

B. Minimum Yard Setback Requirements

ADJACENT PROPERTY USE				
SETBACKS	Single Family or Duplex	Multi-Family	Commercial	Industrial
Front	20 feet	20 feet	20 feet	20 feet
Side	(1), (2)	(1), (2)	(1)	(1)
Rear	(1), (2)	(1), (2)	(1)	(1)
Street-side	20 feet	20 feet	20 feet	20 feet

- (1) The setback shall be no less than the minimum rear yard setback of the zone on the adjacent property. For the I zone, the rear yard setback is 0 feet.
- (2) Yards adjacent to residential zones shall be contained by a sight-obscuring fence, wall, or hedge a minimum of 8 feet in height.

7.2.107.06 Development Standards

All development in the I Zone shall comply with the applicable provisions of this Code. The following includes referenced items as well as additional development requirements:

- A. Off-street Parking. Parking shall be as specified in Section 7.2.303.
- B. Yards and Lots. Yards and lots shall conform to the standards of Section 7.2.308.
- C. Site Development Review: Development within the I Zone shall be subject to the Site Development Review procedures in Section 7.3.1.
- D. Landscaping: A minimum of 10% of the property shall be landscaped, including all required setback areas. Landscaped areas shall be landscaped as provided in Section 7.2.309.
- E. Lot Coverage: The combined maximum building and parking area coverage shall not exceed 90%.
- F. Open Storage: Open storage of equipment and materials used for the manufacture or assembly of goods is prohibited in required setback areas. Otherwise, such storage shall be enclosed within a sight-obscuring fence, wall or berm a minimum of 8 feet in height.