

Chapter 17.42I-1 DISTRICT

## Sections:

- 17.42.010 Purpose.
- 17.42.020 Permitted uses.
- 17.42.030 Accessory uses.
- 17.42.040 Lot Area.
- 17.42.050 Lot width.
- 17.42.060 Yards.
- 17.42.070 Yard encroachments.
- 17.42.080 Height limit.
- 17.42.090 Flagpoles and antennas.
- 17.42.100 Fences and walls.
- 17.42.110 Flammables and explosives.
- 17.42.120 Outdoor storage; material and waste storage.

17.42.010 Purpose. The I-1 district is intended to allow a compatible mixture of light industrial uses which do not require intensive land coverage, generate large volumes of traffic or create obnoxious sounds, glare, dust or odors. District regulations ensure compatibility with adjacent or nearby areas. (Ord. 350, 2001; 68 §6(h)(1), 1980)

17.42.020 Permitted uses. The following uses maybe be operated as permitted uses in the I-1 district:

1. Animal hospital;
2. Assembly or fabrication from component parts or from materials already processed or manufactured into their final usable state;
3. Automobile repair;
4. Bottling plant;
5. Building material storage or sales;
6. Carpenter, cabinet, plumbing or sheet metal shop;
7. Contractor's yard for vehicles, equipment and supplies, providing all storage areas are completely enclosed by a six-foot solid fence;
8. Dry cleaning and laundry plant;
9. Fire station;
10. Frozen food locker;
11. Grain and feed mill;
12. Grain elevator;
13. Greenhouse and plant husbandry;
14. Laboratory;
15. Machinery and implement sales, service and repair;
16. Monument making and sales;

17. Motor vehicle sales, service, repair and storage;
18. Oil field supply sales and storage;
19. Office;
20. Police station;
21. Printing and publishing;
22. Parking or storage of vehicles, which must comply of the provisions of Article II of Chapter 17.48 relating to the design, use and maintenance of off-street parking;
23. Radio or television transmitting station;
24. Restaurant;
25. Truck terminal;
26. Upholstering shop;
27. Vocational or training school;
28. Warehousing or storage;
29. Welding shop;
30. Wholesaling;
31. Essential public utility and public service installations;
32. Underground oil or gas storage facilities as approved by the city engineer and fire warden;
33. Heavy equipment sales, service and repair.
34. Similar type of listed uses as determined by the Town Council after review by the Planning and Zoning Board.
35. Other uses as allowed in the R-1, R-2, R-4, C-1 and C-2 zoning districts providing the lot area and setback requirements as established in said zoning districts are met. (Ord. 350, 2001; 68 §6(i)(2), 1980)

17.42.030 Accessory uses. Any use which complies with all of the following conditions may be operated as an accessory use to a permitted use in the I-1 district:

- A. Is clearly incidental and customary to and commonly associated with the operation of the permitted use;
- B. Is operated under the same ownership and on the same zone lot as the permitted use;
- C. Does not include an area of over thirty percent of the area of the zone lot. (Ord. 350, 2001; 68 §6(i)(3), 1980)

17.42.040 Lot area. There is no minimum area for zone lots in the I-1 district. (Ord. 350, 2001; 68 §6(i)(5), 1980)

17.42.050 Lot width. There is no minimum width for zone lots in the I-1 district. (Ord. 350, 2001; 68 §6(i)(6), 1980)

17.42.060 Yards. Minimum yards for structures in the I-1 district:

A. Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project 24 inches into all yards.

B. Side yard, seven feet except in cases where the zone lot abuts a residential district, then 15 feet on the abutting side;

C. Rear yard, 15 feet. (Ord. 350, 2002; 68 §6(i)(7), 1980)

17.42.070 Yard encroachments. In the I-1 district:

A. Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project 24 inches into all yards.

B. Exterior stairways, cornices, eaves and gutters may project 3.5 feet into all yards. (Ord. 350, 2002; 68 §6(i)(8), 1980)

17.42.080 Height limit. The maximum height of structures in the I-1 district is 45 feet. (Ord. 350, 2002; 68 §6(i)(9), 1980)

17.42.090 Flagpoles and antennas. Flagpoles and antennas may be erected to any safe height not in conflict with other regulations. (Ord. 350, 2002; 68 §6(i)(10), 1980)

17.42.100 Fences and walls. Any fence, wall or retaining wall in the I-1 district over three feet in height shall be erected only after application to and approval of a permit by the zoning administrator.

A. Fences, walls and retaining walls may be erected to a height of six and one-half feet on any part of the zone lot, except that on corner lots, no fence, wall, retaining wall or obstructing foliage shall be allowed within 20 feet of the intersecting property lines or, on curved property lines, the projected point of intersection of the two property lines extended.

B. No barbed wire or electrically charged fences shall be allowed. (Ord. 350, 2002; 68 §6(i)(11), 1980)

17.42.110 Flammables and explosives. Highly flammable or explosive liquids, solids or gases must have a permit in accordance with chapter 8.12. In no case shall more than 500 gallons be stored in bulk above ground on or above any single zone lot. (Ord. 350, 2002; 68 §6(i)(12)(a), 1980)

17.42.120 Outdoor storage--Material and waste storage.

A. All outdoor storage of materials shall be enclosed by a solid fence or structure adequate to conceal the materials from the adjacent property.

B. No materials or wastes shall be deposited on the zone lot in such a manner that they may be carried off the zone lot by natural forces or causes.

C. All materials or wastes which might cause fumes or dust, which constitute a fire hazard or which might be attractive to rodents or insects shall be stored in closed containers. (Ord. 350, 2002; 68 §6(i)(12), 1980)