

Chapter 18.54

INDUSTRIAL (I) ZONE

Sections:

- 18.54.010 Purpose.
- 18.54.020 Regulations applicable.
- 18.54.030 Uses permitted.
- 18.54.040 Uses permitted with a use permit.
- 18.54.050 Development standards.

18.54.010 Purpose.

The purpose of an I zone is to permit the normal operation of almost all types of industrial uses and their accessory uses, while limiting incompatible uses. Commercial and public uses such as offices, community buildings and similar uses are generally excluded in order to preserve the limited supply of industrial zoned land for industrial uses. The I zone is consistent with heavy industrial, general agriculture and exclusive agriculture general plan designations, and may be applied in the urban areas and other areas when there are no conflicts with the general plan.

18.54.020 Regulations Applicable.

The regulations set out in this chapter shall apply in all I zones, and shall be subject to the provisions and limitations set out in Chapters 18.100 through 18.112 of this title.

18.54.030 Uses Permitted.

- A. Manufacture and/or assembly of the following or similar products:
 - 1. Equipment, machinery, aircraft, and related components; automobiles and related components; boats, motors, mobile homes, and other products that require the use of heavy machinery.
 - 2. Small equipment, instruments, appliances, and electrical products such as clocks, watches, electrical appliances, computers, optical goods, and medical equipment.
 - 3. Refrigeration, heating and ventilation, sheet metal products, machine tools, and sheet metal products.
 - 4. Shoes, textiles, toys, sporting goods, musical instruments, and novelties.
 - 5. Ceramics, linoleum, and concrete products.
- B. Manufacture of products made from aluminum, batteries, boxes, paper, brass, cans, copper, glass, iron, linoleum, steel, tin, wool, cloth, tools, yarn, plastic, leather or stone.

- C. Research activities, such as research and development laboratories, institutes, and trade schools which do not involve explosive, flammable, or hazardous materials.
- D. Manufacture, research assembly, testing and repair of components, devices, equipment and systems such as coils, semi-conductors, communication, navigation, metering, testing, photographic, optical, radio and television, scientific and mechanical equipment.
- E. Wholesaling, warehouses, distribution centers, mini-storage and other storage, excluding those involving flammable, explosive, hazardous, or other potentially objectionable materials such as dead animals, sewage, or garbage.
- F. Public uses such as a fire station, police station, or corporation yard; excluding sensitive public uses, recreational facilities, offices when not accessory to a permitted use, community buildings, and similar uses.
- G. Public utilities.
- H. Agricultural processing and storage facilities, nurseries, greenhouses, dairies, or creameries, excluding uses in Section 18.54.040.
- I. Bulk storage of propane, oil, gasoline, and similar products.
- J. Automobile, truck, bus, trailer, mobile home, and heavy equipment repair, maintenance, service, wash, terminals, and yards; rail sidings, repair, and maintenance; other miscellaneous repair and maintenance services.
- K. Construction supply, maintenance services and contractors yards including building, electrical, plumbing, heating, roofing, painting, landscaping, excavation, and similar contractors, and janitorial, septic tank supply, and similar services.
- L. Animal shelter or clinic; animal kennel.
- M. Caretaker's residence or night watchman's quarters, provided the use requires continued supervision of a caretaker, superintendent, or security persons and the residence is to be occupied only by such person and family.
- N. Recycling facilities, excluding heavy recycling processing facilities.
- O. Light industrial condominiums that provide space for uses listed in this section.
- P. Commercial woodlot, wood working shops such as box, furniture, and wood products, provided that when a planer router, molder or similar equipment is maintained, the use of such equipment shall be conducted within a building.
- Q. Businesses that provide accessory support services to uses permitted, when located on the same lot.
- R. Retail sales incidental and accessory to a permitted use.
- S. Heliport accessory to permitted uses.
- T. Private energy development, commercial energy exploration.
- U. Agricultural uses when a continuation of existing land use, excluding new residential uses.
- V. Assemblage of people.
- W. Similar uses (18.100.010).

18.54.040 Uses Permitted with a Use Permit.

- A. Waste facilities.
- B. Airports.
- C. Junkyard, auto dismantling.
- D. Heavy recycling processing facility.
- E. Commercial feed lot, auction yard, slaughter facilities, bone distillation, tannery or curing of raw hides.
- F. Manufacture of acids, alcohol, ammonia, asphalt, cellulose, cement, dyes, fertilizer, film, gelatin, glass, glue, tar, paint, plaster, gypsum, plastics, rubber, soap, vinyl floor covering, hazardous chemical products including acetylene, carbide, caustic soda, chlorine, cleaning and polishing preparations, creosote, exterminating agents, industrial gases, or explosives.
- G. Processing plants which may produce objectionable odors, such as breweries, wineries, food processing and canneries; incinerators, metal smelting, alloying, foundries, drop forges, rolling, or other types of ore reduction; rubber processing; petroleum refining, and related uses; concrete or batch plants.
- H. Storage of flammable, explosive, hazardous, or potentially objectionable materials such as dead animals, sewage, or garbage.
- I. Commercial energy facilities.
- J. Saw mills, pulp mills.
- K. Mining (18.100.030).
- L. Public uses such as offices, community buildings and recreational facilities when not accessory to a permitted use, but excluding sensitive uses.
- M. Similar uses (18.100.030).

18.54.050 Development Standards.

Except as provided in Chapter 18.110.

- A. Minimum lot size and width:
Three acres with a minimum width of one hundred feet, except uses similar to uses listed in Section 18.50.030 shall be permitted on lots with a lesser area.
- B. Minimum yards:
 - 1. Front, side street: Ten feet.
 - 2. Rear, side: Zero feet, except where the zone abuts an RH, RL or RT zone, the yard shall be fifty feet and shall be increased one foot for each foot of height exceeding fifty feet. No storage, parking or other outside activity shall be conducted in any yard abutting an RH, RL, RR or RT zone.
- C. Maximum structure height: One hundred feet, except where the zone lot abuts an RH, RL, RR, or RT zone, the height shall be fifty feet and one foot of height for each foot the yard is increased more than fifty feet. Height regulations may be modified when a use permit is approved.
- D. Access, parking, signs, other: As provided in Chapter 18.110.