

**Chapter 17.72**

**I-1 INDUSTRIAL ZONE**

**Sections:**

- |           |   |
|-----------|---|
| 17.72.010 | Objectives and characteristics of zone. |
| 17.72.020 | Use requirements                        |
| 17.72.030 | Other requirements                      |

**17.72.010 Objectives and characteristics of zone.**

A. The I-1 zone covers the portion of the city which is primarily suited for industrial development. The primary objectives in establishing this zone are to separate industrial uses from residential and related uses and to promote the economic well being of the people. In an effort to protect the surrounding residential and commercial uses, certain types of industrial uses have been excluded, such as industries which are hazardous or which are offensive due to excessive odors, vibration, dust, or other emissions. Hotels, schools, churches, dance halls, liquor dispensing establishments and certain other uses have been excluded from the I-1 industrial zone because of the adverse effects upon such uses when they are allowed to commingle.

B. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations in this chapter shall apply in the I-1 industrial zone. (Prior code §17.68.010)

**17.72.020 Use requirements.**

The following buildings, structures, and uses of land shall be permitted upon compliance with the requirements set forth in this title:

- A. Any use permitted in the CC-1 central commercial zone and GC-1 general commercial zone except motels, hotels, churches, public hospitals, public and parochial schools, day-care nurseries, public dance halls, night clubs, beer and alcohol dispensing establishments;
- B. Kennels, excluding outside runs;
- C. All industrial, manufacturing, and processing establishments, and buildings and structures to accommodate the same, except the following: animal by-products and manufacture of fertilizer from animal by-products; manufacture of explosives, acetylene, acid, alcohol, ammonia, celluloid, and other explosive products and hog farms;
- D. Storage of merchandise, materials, equipment, and junk either inside or outside of buildings. Junkyard shall be surrounded by a sight-obscuring fence or wall at least eight feet in height and no material or junk shall be stored to a height exceeding the height of the enclosing fence;
- E. Waste disposal sites when operated by a public agency in accordance with State Board of Health standards. (Prior code §17.68.020)

**17.72.030 Other requirements.**

- A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied, shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the I-1 zone.
- B. See also supplementary requirements and procedures applicable within zones. (Prior code §17.68.030)