

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

I-1, Light Industrial District

The I-1 District is designed primarily to provide for general offices, light manufacturing, assembly and accessory warehousing for products which present low risk of objectionable environmental and aesthetically offensive influences, have low traffic volumes and provide no health or safety hazards.

Lot and Area Standards							
Min. Lot Area		20,000 sq. ft.					
Min. Lot Width		100 ft.					
Max. Lot Coverage		60%					
Min. Street Frontage		50 ft.					
Min. Lot Depth		100 ft.					
Max. Height		60 ft.					
Minimum Setback Standards							
Front		Side			Rear		
With Parking in Front	Without Parking in Front	Adjacent to ROW	Adjacent to Non-residential District	Adjacent to Residential District	Adjacent to ROW	Adjacent to Non-residential District	Adjacent to Residential District
75 ft.	30 ft.	30 ft.	30 ft.	75 ft.	30 ft.	50 ft.	75 ft.
Railroads	Where property abuts a railroad and loading and unloading facilities are utilized, or second siding or spurs, the loading and unloading portions of the structures may be built up to railroad property line.						

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Permitted, Conditional and Accessory Uses		
Permitted	Conditional	Accessory
Agriculture and Animals	Agriculture and Animals	Residential
Animal clinic	Agricultural product processing	Dwelling - accessory
Animal kennel or shelter	Agricultural-related business	Transportation, Communication & Utilities
Animal - domestic or household	Recreation, Education & Public Assembly	Solar energy system
Botanical garden	Commercial recreation facility - indoor	Wind energy system, small
Greenhouse	Commercial recreation facility - outdoor	Other
Plant nursery	Educational facility	Building, accessory - nonresidential
Recreation, Education & Public Assembly	Golf course	
Arena / auditorium	Religious facilities	
Community center	Services	
Conference / convention center	Child care - commercial	
Museum	Public safety services	
Park - community	Retail	
Park - mini	Restaurant, microbrewery	
Park - neighborhood	Industrial and Warehousing	
Services	Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500' of a city owned & maintained park or trail	
ATM machine	Mining	
Adult day care	Transportation, Communication & Utilities	
Auto or equipment auction	Airport facilities	
Automobile repair	Utility facility	
Car wash	Wireless communication facility (cell towers)	
Crematory or mausoleum	Other	
Child care - residential (4 children)	Temporary uses	
Copy services		
Correctional facility or jail		
Crematory		
Governmental service facility		
Maintenance service		
Medical services - laboratory		
Office - small scale (≤ 4,000 gsf)		
Office - large scale (≥ 4,000 gsf)		
Office / warehouse		
Postal services		
Repair services - household		
Repair services - equipment, large appliances		
Retail		
Auto and vehicle sales/rental		
Building and landscape material sales		
Construction / heavy equipment sales/rental		
Equipment rental - indoor		
Equipment rental - outdoor		
Gas station		
Manufactured home sales		

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Medical marijuana dispensary		
Pharmacy		
Recreational vehicle and boat sales/rental		
Outdoor vending, private property		
Retail – small scale (≤ 4,000 gsf)		
Industrial and Warehousing		
Artisan / craft product manufacturing		
Cold storage plant		
Contractor maintenance yard		
Industrial - light		
Laboratory - dental or medical		
Laboratory - manufacturing		
Laboratory - research		
Light fabrication and assembly process		
Manufacturing and/or distribution plant, alcoholic beverages of every kind and type		
Medical marijuana cultivation facility		
Mini-warehouse storage		
Taxidermy		
Warehousing or wholesaling		
Transportation, Communication & Utilities		
Parking facility (as principle use)		
Transportation facilities excluding airports		