## Chapter 17.76 LIGHT INDUSTRIAL DISTRICT

17.76.010 Purpose.

The purpose of the light industrial district is to foster the continuance of existing manufacturing and other light industrial uses and to encourage the location of new industries within the city to continually improve the economic base of the community. These uses require large sites served by highways, rail lines and utilities near enough to residential areas to provide employment with minimum travel time. To make these areas attractive to industries compatible with one another, maintain property values and protect residential areas adjoining or close by, uses are limited to those which do not create adverse external noise, vibration, smoke, dust, lint, odor, heat or glare. Uses which are explosive, toxic, or otherwise hazardous may be permitted by ordinance permit. In accordance with this purpose, which is in accord with findings and recommendations of the adopted land use element of the metro core comprehensive plan, the following uses, standards and area regulations have been established.

(Ord. 1839 (part), 2002: prior code § 150-77)

17.76.020 Permitted uses.

A. Permitted uses shall be as follows:

1. Garage for the repair, storage and maintenance of motor vehicles;

2. Beverage blending or bottling, manufacture of bakery products, candy, dairy products and ice cream; but not distilling of beverages or processing of or bulk storage of grain or feed for animals or poultry;

3. Carbon paper and inked ribbon manufacture;

4. Compounding of cosmetics, toiletries, drugs and pharmaceutical products;

5. Construction contractor's establishment;

6. Data processing and computer center;

7. Greenhouse, wholesale;

8. Ice manufacture, sales and distribution;

9. Industrial vocational training school;

10. Laboratory for research, experimenting and testing, but not for testing explosives or other hazardous materials;

11. Laundry and linen service;

12. Leather goods manufacture, but not including tanning operations;

13. Manufacture, assembly and repair of boxes, furniture, cabinets, baskets and other wood products of similar nature;

14. Manufacture and assembly of bolts, nuts, screws, rivets, ornamental iron products, firearms, electrical appliances, tools, pumps, dies, machinery, hardware, wire and sheet-metal products;

15. Manufacture and assembly of heating, ventilating, cooking and refrigeration supplies and appliances;

16. Manufacture and assembly of medical and dental equipment, drafting, optical and musical instruments, watches, clocks, toys, games and electrical or electronic apparatus;

17. Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, yarn, thread, cordage and fabrics, and printing and finishing of textiles and fibers into fabric goods;

18. Manufacture and assembly of products from plastic;

19. Manufacture and assembly of shipping containers (corrugated board, fiber- and wire-bound);

20. Offices and office building;

21. Photographic processing and blueprinting establishment;

22. Plating, electrolytic process;

23. Plumbing supplies, manufacture;

24. Printing, bookbinding and publishing establishment;

25. Radio and television broadcasting station and studio;

26. Wholesale merchandising and warehousing;

27. Fabrication and assembly of burial vaults, home steps, parking bumpers, walkway and patio blocks and other similar items from concrete, excluding the fabrication and assembly of blocks, bricks, culverts, cylinder pipe, columns, pilings, silos, storage tanks, prestressed panels, pods, modules or similar building materials from concrete, with no manufacture of concrete on the premises (must be delivered to the site);

28. Animal hospital;

29. Planned business center, in accordance with chapter 17.172;

30. Indoor recreational facilities;

31. Schools of special instruction;

32. Multi-use facility;

33. Church or other place of worship;

34. Hairdresser shop;

35. Service, rental or repair establishments, limited to laundry or laundromat, automobile rental, car wash, appliance repair, equipment or instrument repair or rental, dry-cleaning pickup station, pet-grooming shop, upholstery shop, tailor and tattoo parlor.

B. Uses permitted by special exception shall be as follows:

1. Restaurant;

2. Gasoline service facilities with convenience goods clearly incidental to the gas facility;

3. Day-care center or nursery school in accordance with chapter 17.220;

4. Day care facilities for the elderly and handicapped;

5. Outdoor storage yard, in accordance with Section 17.220.040.

(Ord. 1901 (part), 2004; Ord. 1842 (part), 2002; Ord. 1690 § 3, 1998; Ord. 1566, 1993; prior code § 150-78)

(Ord. No. 2296, 7-14-2014; Ord. No. 2501, 9-10-2018 ; Ord. No. 2507, 11-13-2018 ; Ord. No. 2516, 1-14-2019 ; Ord. No. 2814 , § 1, 8-14-2023)

17.76.025 Uses permitted by special exception.

Uses permitted by special exception shall be as follows:

A. Group home.

(Ord. 1786 § 10, 2000)

17.76.030 Uses permitted by ordinance permit.

Uses permitted by ordinance permit shall be as follows:

A. Communication tower, in accordance with chapter 17.220;

B. Public or private utility building and uses, in accordance with chapter 17.220;

C. Petroleum and propane storage and distribution on a minimum site of three acres.

(Ord. 1839 (part), 2002; prior code § 150-79)

17.76.040 Accessory uses.

Accessory uses shall be as follows:

A. Living quarters for resident watchmen and caretakers employed on the premises;

B. Cafeteria or other eating facilities, lecture halls, recreation facilities and day-care services for employees or students;

C. Communication towers for broadcasting and receiving, not exceeding seventy-five (75) feet in height;

D. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use;

E. Retail sales as an accessory use, for products produced or distributed by uses permitted inherently or by special exception, provided that additional parking is provided for the amount of space devoted to retail sales as required by Section 17.196.030.

(Prior code § 150-80)

17.76.050 Development standards.

Development standards for the light industrial district shall be as follows:

A. All uses shall be conducted within a completely enclosed building. Raw materials, in-process materials, supplies or waste material from manufacturing may be stored outside in open sheds if completely screened from view by landscaping or fencing in accordance with chapter 17.220. Finished or semifinished products manufactured or assembled on the premises may be stored outside in the side or rear yard if completely screened from view by landscaping or fencing in accordance with chapter 17.220.

B. Minimum Lot Requirements. All lots hereafter established shall meet the following minimum requirements:

1. Lot area: twenty thousand (20,000) square feet;

2. Interior lot width: one hundred (100) feet;

3. Corner lot width: one hundred twenty (120) feet.

C. Minimum yard requirements shall be as follows:

1. Front: fifty (50) feet;

2. Rear: thirty (30) feet; fifty (50) feet where adjoining a residential district;

3. Side: twenty-five (25) feet; fifty (50) feet where adjoining a residential district;

4. Corner, side: same as front yard.

D. Parking. Parking, loading and unloading areas shall be provided in accordance with chapter 17.196.

E. The height limitation shall be fifty (50) feet.

F. Access. Direct access onto a public street may be reduced or eliminated wherever the city department of infrastructure and development determines that alternate or unified points of access are available to a site resulting in better traffic flow and less traffic congestion. Service drives and loading and unloading areas shall be located so that in the process of loading or unloading no truck will block the passage of other vehicles on the service drive or extend into any public street or private drive used for traffic circulation.

G. Signs shall be in accordance with chapter 17.216.

H. Landscaping and Screening. In addition to the requirements of chapter 17.220, all areas not devoted to buildings and required parking shall be landscaped and maintained in accordance with Section 17.220.080.

(Prior code § 150-81)

( Ord. No. 2459, 10-9-2017 )