

I1 (LIGHT INDUSTRIAL) ZONE

PURPOSE

I1 (Light Industrial) Zone permits light-intensity industrial activities that serve a community or several communities and are compatible with other commercial uses.

DEVELOPMENT REQUIREMENTS

Minimum lot size: N/A

Minimum lot width: 150 feet

Minimum lot depth: 150 feet

Setbacks Principal Building:

1. Primary Frontage: 35 feet (min)
2. Secondary Frontage: 7 feet (min)
3. Side Setback: 7 feet (min)
4. Rear Setback: 25 feet (min)

Setbacks Accessory Buildings:

1. Primary Frontage: 35 feet (min)
2. Secondary Frontage: 7 feet (min)
3. Side Setback: 7 feet (min)
4. Rear Setback: 25 feet (min)

Building Height:

1. Principal Building Height: 50 feet (max)
2. Accessory Building Height: 45 feet (max), but not higher than the height of the principal building.

I1 PERMITTED USES

The following uses are permitted by right in the I1 district.

Lodging

1. Recreational Vehicle Park

Office

1. Laboratory, Scientific, Ag Research, Office and Service
2. Office, General

3. Office, Small

Retail and Service

1. Convenience Store
2. Gas Station
3. Retail Facility, Large, over 25,000 sq. ft.
4. Personal Service
5. Bar, Pub, Tavern
6. Nightclub
7. Restaurant, Bakery, Catering Service
8. Food Truck/Push Cart

Institutional

1. Off-Site Parking Area for Commercial and Industrial Use
2. Sports Stadium

Agriculture: (A) Permitted if assessed as Agriculture for On-Farm Operations only.

1. Agricultural Packaging and Warehousing
2. Agricultural Processing Facility
3. Aquaculture
4. Auction Yard
5. Feed Lot
6. Farming and Ranching
7. Grain Storage
8. Greenhouse and Nursery, Commercial
9. Livestock Pen
10. Research
11. Wine Tasting Room

Automotive

1. Automobile, SUV Repair, Sales or Service
2. Automobile Garages, Painting or Auto Body Work
3. Auto-Related Repair and Service, But Not Auto Painting or Body Work

4. RV or Truck Repair, Sales or Service
5. Truck Stop

Civil Support

1. Animal Hospital, Veterinary Clinic and Kennel, Ag Office and Medical Research
2. Cemetery
3. Crematorium
4. Funeral Home and Funeral Chapel
5. Health Service, Public or Private
6. Hospital

Education

1. Child and Adult Care, Commercially Operated
2. Trade School

Industrial

1. Wireless Communication Facilities
2. Construction Equipment, Related Sales, Services, Storage and Distribution Facility
3. Food and Fiber Processing
4. Ground Transportation Terminal
5. Laboratory Facility
6. Light Manufacturing
7. Major Facility for Distribution of Electric, Natural Gas, Water, Sewer, Cable
8. Mini-Storage Unit
9. Recycling Center
10. Renewable Energy Facility
11. Utility Building, Wastewater Lift Station and Substation, Minor, Private or Public
12. Warehouse
13. Wholesale Sales and Storage
14. Wrecking Service

I1 SPECIAL USE PERMITS

The following uses require a Special Use Permit:

Retail and Service

1. Adult Bookstore or Adult Entertainment

Agriculture

1. Dairy and Related Operations