

## Chapter 19.44

### I-1 DISTRICT, INDUSTRIAL DISTRICT

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#### **19.44.010 Purpose of district.**

The purpose of this district is to provide for an area with a broad range of industrial establishments. Development requirements are intended to provide for a safe and sightly environment and to allow adequate space for off-street parking, storage and expansion. Residential construction in this zone is limited because it is intended that land in this zone be reserved for primarily industrial process. (Ord. 557 § 3 (part), 1985)

#### **19.44.020 Principal uses permitted.**

The following are principal permitted uses:

- A. Uses permitted in the C-1 zone under subsections (A) through (D) and (F) of Section 19.32.020 of this title;
- B. Uses permitted in the C-2 zone under subsections (A) through (E) of Section 9.36.020;
- C. Docks and wharfs;
- D. Transportation and transshipment facilities;
- E. Warehouses and storage;
- F. Marinas and facilities for boat storage and repair;
- G. Lumber mills and log storage;
- H. Fish processing plants;
- I. Manufacturing, fabricating, assembling and storage;
- J. Required essential services;
- K. Automobile wrecking, junkyards;
- L. Watchman or caretaker dwelling;
- M. Rock quarry/borrow operations. (Ord. 798 § 3 (part), 1998; Ord. 699 § 3 (part), 1993; Ord. 557 § 3 (part), 1985)

#### **19.44.030 Accessory uses permitted.**

Uses and structures which are clearly incidental and subordinate to principal uses and which are located on the same lot, are permitted in these districts as accessory uses. (Ord. 557 § 3 (part), 1985)

#### **19.44.040 Conditional uses.**

The following are uses which may be permitted in the industrial zone by action of the commission, under the conditions and procedures specified in Chapter 19.72 of this title:

19.44.040

- A. Multifamily structures, dormitories, rooming houses and boardinghouses;
- B. Mobile homes on single lots;
- C. Mobile home parks;
- D. One- and two-family dwellings. (Ord. 699 § 3 (part), 1993: Ord. 557 § 3 (part), 1985)

**19.44.050 Screening of storage required.**

All open storage visible from a street shall be screened from view by a sight obscuring fence or hedge of good appearance. (Ord. 557 § 3 (part), 1985)

**19.44.060 Lot, yard and height.**

No minimum requirements for lot area are imposed in industrial districts, except as necessary to provide required off-street parking and loading requirements as specified in Chapter 19.64 of this title. Building height in industrial districts shall be limited to seventy-five feet. (Ord. 557 § 3 (part), 1985)

**19.44.070 Lot coverage.**

There are no lot coverage restrictions imposed in I-1 districts. (Ord. 557 § 3 (part), 1985)

**19.44.080 Off-street parking and loading—Other requirements.**

- A. Off-street parking and loading requirements shall be as specified in Chapter 19.64 of this title.
  - B. Other development requirements shall be as stated in Chapter 19.60 of this title (Yards and Lots).
- (Ord. 557 § 3 (part), 1985)