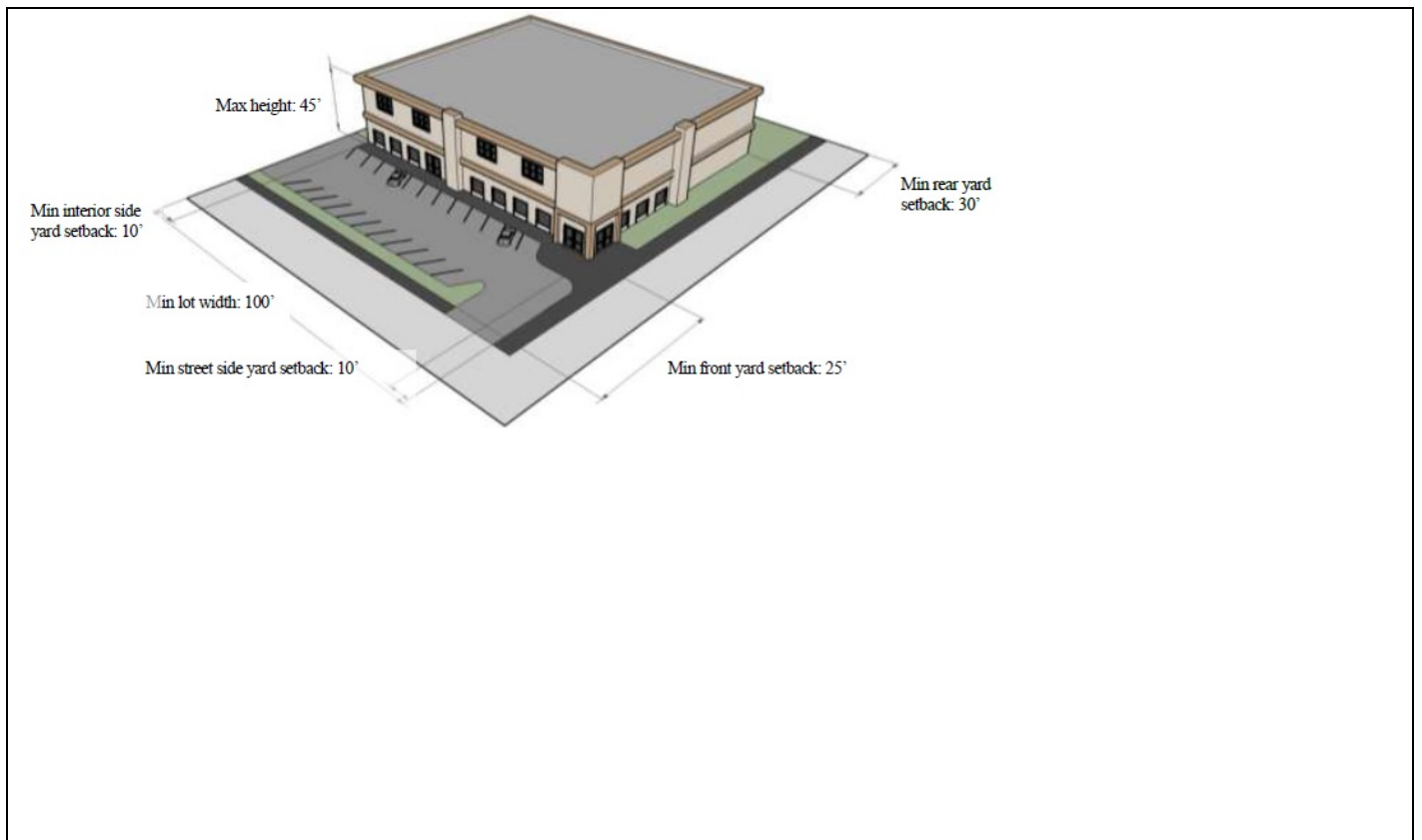


155.3402. GENERAL INDUSTRIAL (I-1)

A. Purpose		Typical Building Type
A. Purpose		Typical Building Type
The General Industrial (I-1) district is established and intended to accommodate a wide range of light and moderate manufacturing, assembly, fabrication, processing, distribution, warehousing, research and development , and other industrial uses—but not heavy or hazardous manufacturing processes. The district may also include some uses that are ancillary to industrial development (e.g., vocational schools, business support services) or provide convenience services to industrial employees (e.g., child care facilities, gasoline filling stations , banks), as well as some uses that may be inappropriate in residential or commercial districts (e.g., animal shelter, kennel, sport shooting range).		
B. Use Standards		
See Appendix A: Consolidated Use Table, and use-specific standards inArticle 4: Use Standards.		
C. Intensity and Dimensional Standards ¹		
Lot area, minimum (sq ft)	10,000	Typical Lot Pattern
Lot width, minimum (ft)	100	
Density, maximum (du/ac)	n/a	
Lot coverage, maximum (% of lot area)	65	
Pervious area, minimum (% of lot area)	20	
Height, maximum (ft)	45	
Front yard setback, minimum (ft)	25	
Street side yard setback, minimum (ft)	10	
Setback from a waterway or canal, minimum (ft)	15	
Interior side yard setback, minimum (ft)	10	
Rear yard setback, minimum (ft)	30 ²	
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 3.	
NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]		
1. See measurement rules and allowed exceptions/variations inArticle 9: Part 4.		
2. If adjacent to a railroad siding, reduced to 8 ft from the centerline of the siding.		
Typical Development Configuration		



(Ord. 2012-64, passed 9-11-12; Am. Ord. [2013-37](#), passed 1-22-13)