

Sec. 21-2220. - Industrial Districts

Subsec. 21-2220.1 Use Table

- A. **Use Table.** All uses of land and buildings within the industrial zoning districts shall be as set forth in Table 21-2220.1-1, *Industrial District Use Table*.
- B. **Permitted Land Uses.** The land uses in Table 21-2220.1-1, *Industrial District Use Table*, below are classified and symbolized by the following:
1. "P" means the use is permitted by-right and is not subject to further use-specific review; however, is subject to other design standards and review procedures of this LDC.
 2. "L" means the use is permitted subject to approval by the Community Development Director (Director), [Sec. 21-4200, Limited Use Standards](#), and [Sec. 21-7400, Limited Use Permit](#).
 3. "C" means the use requires a public hearing and conditional use approval subject to [Sec. 21-4210, Conditional Use Standards](#), and [Sec. 21-7250, Conditional Use Permit](#).
 4. "--" means the use is prohibited.
- C. **New and Unlisted Uses.** Refer to [Sec. 21-3250, New and Unlisted Uses](#).
- D. **Use Categories.** The Use Categories in the use table below are further described in [Division 4.1, Use Categories](#). [Division 4.1, Use Categories](#), provides the characteristics of each use category and identifies the specific uses that make up each category.

Table 21-2220.1-1, Industrial District Use Table						
Use Category	Specific Use	I-A	I-1	I-2	I-3	Standards
Residential Uses⁽¹⁾						
Household Living	Apartment/Condominium	--	--	--	--	--
	Dwelling, Two-Unit	--	--	--	--	--
	Dwelling, Single-Unit	--	--	--	--	--
	Live-Work	--	--	--	--	--
	Assisted Living Facility	--	--	--	--	--
	Boarding, Lodging, or Rooming House	--	--	--	--	--
	Foster Care Home	--	--	--	--	--
Group Living	Group Home, Type A	--	L	--	--	Sec. 21-3200.C.1
	Group Home, Type B	--	C	--	--	Sec. 21-3210.D.1
	Nursing Home	--	--	--	--	--
Public, Institutional, and Civic Uses						
Community Service	All Community Service Uses	--	L	--	--	Sec. 21-3200.D.1
Day Care	All Day Care Uses	--	L	--	--	Sec. 21-3200.D.2

Table 21-2220.1-1, Industrial District Use Table

Use Category	Specific Use	I-A	I-1	I-2	I-3	Standards
Educational Facilities	Nursing or Medical School not Associated with a Hospital	C	C	--	--	Sec. 21-3210.C
	University or College	C	C	--	--	Sec. 21-3210.C
	All Educational Facilities Other than Listed	L	L	--	--	Sec. 21-3200.D.4
Government Facilities	All Government Facilities	--	--	--	--	--
Medical Facilities	Hospital	--	C	--	--	Sec. 21-3210.C
	All Medical Facilities Other than Listed	P	P	--	--	--
Parks and Open Areas	Campground	--	--	--	--	--
	Cemetery or Mausoleum	--	--	--	--	--
	Dog Park, Public	--	--	--	--	--
	All Park and Open Areas Other than Listed	P	P	P	P	--
Passenger Terminals	Airport	--	C	C	C	Sec. 21-3210.C
	All Passenger Terminal Uses Other than Listed	C	C	P	P	Sec. 21-3210.C
Places of Worship	All Places of Worship	--	--	--	--	--
Social Service Establishments	Correctional Facility (Private)	--	C	C	C	Sec. 21-3210.C
	Halfway House	--	C	C	C	Sec. 21-3210.C
	All Social Service Establishment Uses Other than Listed	P	P	P	P	--
Utilities, Major	Electric Substation and Gas Regulator Station	C	C	C	C	Sec. 21-3210.F.2
	All Major Utilities	C	C	C	C	Sec. 21-3210.C
Utilities, Minor	Small Wind Energy Conversion System (Windmill)	L	L	L	L	Sec. 21-3200.D.5
	All Minor Utilities Other than Listed	P	P	P	P	--
Commercial Uses						
Marijuana Use	All Marijuana Uses	--	L	L	L	Sec. 21-3200.E.8
Office Uses	Bail Bond Office	--	L	--	--	Sec. 21-3200.E.3
	All Office Uses	P	P	P	--	--
Overnight Accommodations	Bed and Breakfast	--	--	--	--	--
	All Overnight Accommodation Uses Other than Listed	P	--	--	--	--
Parking, Commercial	All Commercial Parking Uses	L	--	--	L	Sec. 21-3200.B.10
Recreation, Indoor	Sexually-Oriented Business	--	L	L	L	Sec. 21-3200.E.13
	All Indoor Recreation Uses	--	P	--	--	--
Recreation, Outdoor	All Outdoor Recreation Uses	P	P	--	--	--

Table 21-2220.1-1, Industrial District Use Table

Use Category	Specific Use	I-A	I-1	I-2	I-3	Standards
<u>Restaurant</u>	<u>Brewpub</u>	L	--	--	--	Sec. 21-3200.E.4
	<u>Restaurant, Fast Food</u>	P	--	--	--	--
	<u>All Restaurant Uses Other than Listed</u>	P	--	--	--	--
<u>Retail Repair, Sales, and Service</u>	<u>Age-Restricted Retail</u>	L	L	L	L	Sec. 21-3200.E.6
	<u>All Retail Repair, Sales, and Service Uses Greater than 25,000 Square Feet in Floor Area</u>	P	--	--	--	--
	<u>Doggie Day Care</u>	L	L	--	--	Sec. 21-3200.G.3
	<u>Flea Market</u>	--	C	C	--	Sec. 21-3210.C
	<u>Pawn Shop</u>	--	L	--	--	Sec. 21-3200.E.11
	<u>All Retail Repair, Sales, and Service Uses Other than Listed</u>	P	P	--	--	--
	<u>Car Wash</u>	--	--	--	--	--
<u>Vehicle Sales and Service</u>	<u>Fuel Sales</u>	--	L	L	--	Sec. 21-3200.E.7
	<u>Heavy Vehicle Sales and Rental</u>	--	L	L	L	Sec. 21-3200.E.15
	<u>Transportation Terminal and Truck Stop</u>	C	C	C	C	Sec. 21-3210.F.10
	<u>Vehicle Sales and Rental Less than 3 Acres in Site Area</u>	--	L	--	--	Sec. 21-3200.G.15
	<u>Vehicle Sales and Rental Greater than 3 Acres in Site Area</u>	--	C	--	--	Sec. 21-3210.C
	<u>Vehicle Repair, Major</u>	--	L	L	L	
	<u>Vehicle Servicing, Minor</u>	L	L	L	L	Sec. 21-3200.E.14
	<u>All Vehicle Sales and Service Uses Other than Listed</u>	L	L	L	L	Sec. 21-3200.E.14
Industrial Uses						
<u>Heavy Industrial</u>	<u>Transportation Terminal where Vehicles Carry Flammable, Explosive, Hazardous, or High Toxic Materials</u>	--	--	--	C	Sec. 21-3210.F.9
	<u>All Heavy Industrial Uses</u>	--	--	--	C	Sec. 21-3210.C
<u>Light Industrial</u>	<u>Artisan/Handcrafted Manufacturing</u>	L	L	--	--	Sec. 21-3200.F.2
	<u>All Light Industrial Uses Other than Listed</u>	P	P	P	--	--

Table 21-2220.1-1, Industrial District Use Table

Use Category	Specific Use	I-A	I-1	I-2	I-3	Standards
<u>Warehousing</u>	<u>Above-Ground Storage Tank, Less than 48,000 Gallons</u>	--	L	L	L	Sec. 21-3200.F.1
	<u>Above-Ground Storage Tank, More than 48,000 Gallons</u>	--	--	--	C	Sec. 21-3210.F.1
	<u>Bulk Grain Transfer Facility</u>	--	--	L	L	Sec. 21-3200.F.3
	<u>Data Center</u>	C	C	C	C	Sec. 21-3210.C
	<u>Outdoor Storage</u>	--	--	L	L	Sec. 21-3200.F.5
	<u>Self-Service Storage</u>	--	L	L	--	Sec. 21-3200.F.4
	All Warehousing Uses Other than Listed	P	P	P	P	--
<u>Waste-Related</u>	<u>Hazardous Waste Collection, Treatment, and Disposal</u>	--	--	--	C	Sec. 21-3210.F.3
	<u>Landfill, Construction/Demolition or Solid Waste</u>	--	--	--	C	Sec. 21-3210.F.4
	<u>Material Resource Recovery Facilities</u>	--	--	--	C	Sec. 21-3210.F.6
	<u>Recycling Collection Area, Large</u>	--	--	--	C	Sec. 21-3210.F.5
	<u>Recycling Collection Area, Small</u>	--	--	--	L	Sec. 21-3200.F.5
	<u>Refuse Transfer Facility and/or Transfer Facility</u>	--	--	--	C	Sec. 21-3210.F.7
	<u>Scrap Tire Facility</u>	--	--	--	C	Sec. 21-3210.F.8
	<u>Towing Service with Impound Yard</u>	--	--	L	L	Sec. 21-3200.F.6
	All Waste-Related Uses Other than Listed	--	--	C	C	Sec. 21-3210.C
	<u>Wholesale and Distribution</u>	<u>Groceries and Related Products</u>	--	P	P	P
All Wholesale and Distribution Other than Listed		--	--	P	P	--
Open Use Categories						
<u>Agriculture and Animal-Oriented Uses</u>	<u>Agricultural and Animal Production Support, Sales, and Service</u>	--	--	C	C	Sec. 21-3210.C
	<u>Feedlot, Stockyard, and the Commercial Sale of Livestock</u>	--	--	C	C	Sec. 21-3210.G.3
	<u>Community Garden</u>	L	L	L	L	Sec. 21-3200.G.2
	<u>Greenhouse/Nursery/Tree Production (With Outdoor Storage)</u>	--	--	L	L	Sec. 21-3200.G.4
	<u>Kennel</u>	--	L	L	L	Sec. 21-3200.G.5
	Agriculture Uses Other than Listed	--	--	--	--	--

Table 21-2220.1-1, Industrial District Use Table

Use Category	Specific Use	I-A	I-1	I-2	I-3	Standards
<u>Resource Extraction</u>	<u>Borrow Pit</u>	--	--	--	C	<u>Sec. 21-3210.G.1</u>
	<u>Subsurface Extraction (Including Oil and Natural Gas Extraction)</u>	--	--	C	C	<u>Sec. 21-3210.G.2</u>
	<u>All Resource Extraction Uses Other than Listed</u>	--	--	--	C	<u>Sec. 21-3210.C</u>

Table Notes:

1. No new residential use shall be established on any property that lies within an airport noise contour of 55 DNL (day-night noise level) or higher.

Subsec. 21-2220.2 Development Options

Table 21-2220.2-1, Industrial Development Options			
Development Option	Intent Statement	Applicable Zoning District	Open or Amenity Space (Min.)
<u>Urban, Business and Employment</u>	Create a balanced employment district where light industrial, commercial service and business park uses coexist seamlessly, fostering economic growth, innovation, and job opportunities while remaining compatible with surrounding areas. This includes smaller industrial sites that are located in a more urban setting and may be adjacent to or in close proximity to commercial and residential uses. This requires effective management of industrial uses to minimize their impact on nearby residents and businesses to ensure a balance between economic vitality and community well-being.	<u>I-1, I-2</u>	5%
<u>Suburban, Business and Employment</u>	Create a balanced employment district where light industrial, commercial service and business park uses coexist seamlessly, fostering economic growth, innovation, and job opportunities while remaining compatible with surrounding areas. This requires effective management of industrial uses to minimize their impact on nearby residents and businesses to ensure a balance between economic vitality and community well-being.	<u>I-1, I-A, CC</u>	10%
<u>Heavy Manufacturing</u>	Ensure the effective management and containment of the city’s most established and impactful industrial uses, minimizing their effects on nearby residents and businesses. This may require greater separation and buffering to balance economic vitality with community well-being. Over time, introduce new employment uses—such as business parks, offices, and light manufacturing—at the edges to create a more compatible transition.	<u>I-1, I-2, I-3</u>	5%

Subsec. 21-2220.2A Urban, Business and Employment

- A. **General.** Create a balanced employment district where light industrial, commercial service and business park uses coexist seamlessly, fostering economic growth, innovation, and job opportunities while remaining compatible with surrounding areas. This requires effective management of industrial uses to minimize their impact on nearby residents and businesses, which may include greater separation and buffering for more urban settings to ensure a balance between economic vitality and community well-being.
- B. **Zoning Districts.** The applicable zoning districts can be found in [Table 21-2220.1-1, Development Options](#). Additional standards for each zoning district can be found in [Subsec. 21-2220.3, Zoning Districts](#).
- C. **Building Forms.** Table 21-2220.2A-1, *Building Forms by Zoning District*, shows the building forms that are permitted in each district within the Urban, Business and Employment development option. Standards for each building type can be found in [Subsec. 21-2200.4, Building Forms](#).

Figure 21-2220.2A-1, Urban, Business and Employment



Table 21-2220.2A-1, Building Forms by Zoning District

Key: ● = Permitted | -- = Prohibited

Building Types	I-1	I-2	Specific Standards
 Commercial (Single-Tenant)	●	●	Subsec. 21-2210.4C
 Commercial (Multi-Tenant)	●	●	Subsec. 21-2210.4D
 Office-Institutional	●	●	Subsec. 21-2210.4F
 Industrial	●	●	Subsec. 21-2220.3A

Subsec. 21-2220.2B Suburban, Business and Employment

- A. **General.** Create a balanced employment district where light industrial, commercial service and business park uses coexist seamlessly, fostering economic growth, innovation, and job opportunities while remaining compatible with surrounding areas. This requires effective management of industrial uses to minimize their impact on nearby residents and businesses to ensure a balance between economic vitality and community well-being.
- B. **Zoning Districts.** The applicable zoning districts can be found in [Table 21-2220.1-1, Development Options](#). Additional standards for each zoning district can be found in [Subsec. 21-2220.3, Zoning Districts](#).
- C. **Building Forms.** Table 21-2220.2B-1, *Building Forms by Zoning District*, shows the building forms that are permitted in each district within the Suburban, Business and Employment development option. Standards for each building type can be found in [Subsec. 21-2200.4, Building Forms](#).

Figure 21-2220.2B-1, Suburban, Business and Employment

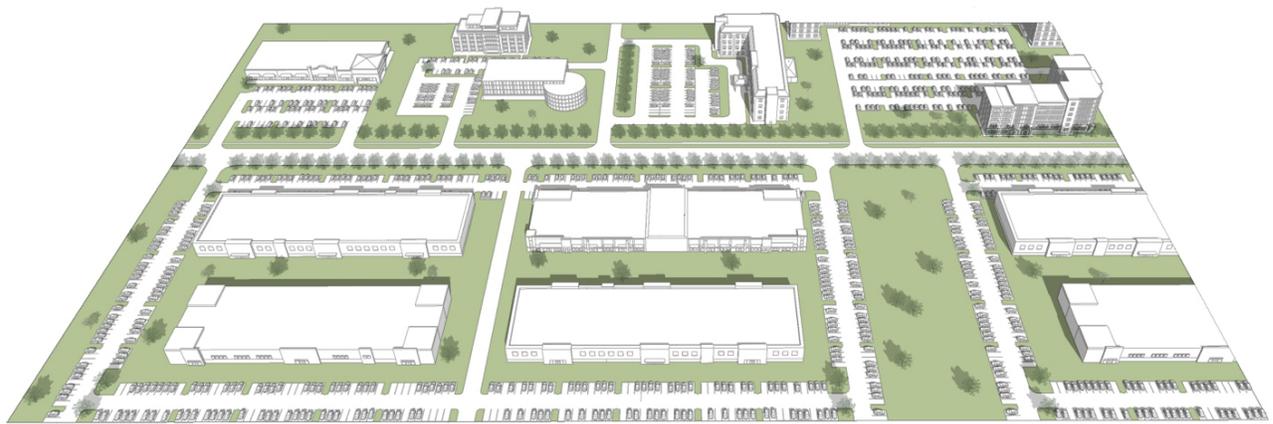


Table 21-2220.2B-1, Building Forms by Zoning District

Key: ● = Permitted | -- = Prohibited

Building Types	C-C	I-1	I-A	Specific Standards
 <u>Live-Work</u>	●	--	--	Subsec. 21-2210.4A
 <u>Mixed Use</u>	●	--	--	Subsec. 21-2210.4B
 <u>Commercial (Single-Tenant)</u>	●	●	●	Subsec. 21-2210.4C
 <u>Commercial (Multi-Tenant)</u>	●	●	●	Subsec. 21-2210.4D

Table 21-2220.2B-1, Building Forms by Zoning District

Key: ● = Permitted | -- = Prohibited

	Building Types	C-C	I-1	I-A	Specific Standards
	Commercial (Drive Through)	●	--	●	Subsec. 21-2210.4E
	Office-Institutional	●	●	●	Subsec. 21-2210.4F
	Industrial	●	●	●	Subsec. 21-2220.3A
	Parking Structure	●	--	●	Subsec. 21-2210.4G

Subsec. 21-2220.2C Heavy Manufacturing

- A. **General.** Ensure the effective management and containment of the city’s most established and impactful industrial uses, minimizing their effects on nearby residents and businesses. This may require greater separation and buffering to balance economic vitality with community well-being. Over time, introduce new employment uses—such as business parks, offices, and light manufacturing—at the edges to create a more compatible transition.
- B. **Zoning Districts.** The applicable zoning districts can be found in [Table 21-2220.1-1, Development Options](#). Additional standards for each zoning district can be found in [Subsec. 21-2220.3, Zoning Districts](#).
- C. **Building Forms.** Table 21-2220.2C-1, *Building Forms by Zoning District*, shows the building forms that are permitted in each district within the Heavy Manufacturing development option. Standards for each building type can be found in [Subsec. 21-2200.4, Building Forms](#).

Figure 21-2220.2C-1, Heavy Manufacturing

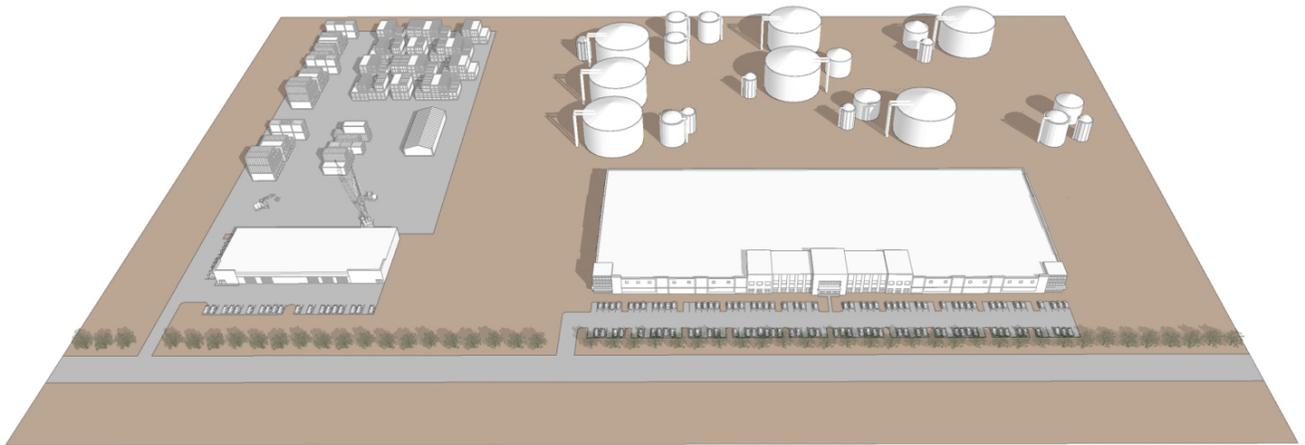


Table 21-2220.2C-1, Building Forms by Zoning District

Key: ● = Permitted | -- = Prohibited

Building Types	I-1	I-2	I-3	Specific Standards
 Commercial (Single-Tenant)	●	--	--	Subsec. 21-2210.4C
 Commercial (Multi-Tenant)	●	--	--	Subsec. 21-2210.4D
 Office-Institutional	●	●	--	Subsec. 21-2210.4F
 Industrial	●	●	●	Subsec. 21-2220.3A

Subsec. 21-2220.3 Zoning Districts

Subsec. 21-2220.3A Industrial Innovation (I-1)

Purpose. The Light Intensity Industrial (I-1) district provides for office, light industrial, and commercial uses such as advanced manufacturing, business incubator, commercial service, data storage/processing, incubation, office/industrial flex, overnight accommodations, professional services, and research laboratories.

Figure 21-2220.3A-1, I-1 District Illustrative Example



- A. **Applicability.** The I-1 district is appropriate for office, light industrial, and commercial uses as designated in the Innovation Character Area of the [Comprehensive Plan](#).
- B. **District Illustrative Example.** Figure 21-2220.3A-1, *I-1 District Illustrative Example*, depicts an example of a typical industrial layout in the I-1 District.
- C. **Related Standards.** All sites and [buildings](#) shall comply with Table 21-2220.3A-1, *I-1 References to Related Standards*.

Table 21-2220.3A-, I-1 References to Related Standards	
Topic	Location in LDC
Land Uses	Sec. 21-2230
Development Options	Subsec. 21-2220.2
Building Forms	Subsec. 21-2220.4
Use Standards	Article III
Design Standards	Article IV
Floodplain and Floodway Development	Sec. 21-5280
Parking Design Standards	Division 4.3
Streets and Transportation	Article V
Amenity Space	Division 4.8